Preserve

[R S IX 5]

Previous references
Rel 61-17(405)

1917.
(Rel)

File No 95-17

Serial Nos 6, 7, 8, 10, 12, 13, 14, 15, 16

2

Later references

GENERAL AND REVENUE SECRETARIAT

Serial Nos Price

Part B for January 1920

SUBJECT

Loan for financing the productive Works of the City Improvement Trust Board, Bangalore.

(Rl 6) From, The Chairman, City Imp Trust Bd,
No 835-8-128 dt 27-5-1918.
C 427 of 15-17

States that the detailed schemes showing capital outlay & net revenue on each of the productive Works will be submitted in August next & that the resolution of the Trust Bd that a loan of 10 lakhs for financing the said Works, the market & square improvements having however been conserved not breeching, will be treated

WD 788—GIPB—5 000—7 11 19

16) To, The Chairman Improvement T. Bd.
MoR 1768 Dt 8-19

Requests him to arrange the
of funds from the Trust Bd for ant during
the current year as to enable him to find
the amount enumerated required for
meeting the demand of Rs 36693 f on
account of the payments of compensation
for lands already acquired for carrying
out the Vontikoppal Extension & states
that the recoveries from the sale of plots
in this extension may be credited to the
funds of the T Bd to the extent of the
advance made for expenditure on
Works & that separate capital & revenue
accounts should be maintained for
the scheme as a whole.

Re ordered with Ront orders

clerk
14/12/20.

R S III—1] 1917-18

GENERAL AND REVENUE SECRETARIAT

(Genl)

NOTES

File No 95-17

FILE HEADING

Loan for financing the productive works of the City Improvement Trust Bd, Mysore

From

The Chairman, City Improvement Trust Bd, Mysore

No 835-S 128 / C427 of 16-17 Dated 27th May 1918 Received 28th May 1918

Diary No 3006	Enclos. 1 Spare Copies	Serial No 6

BRIEF ABSTRACT OF LETTER

States that the detailed schemes showing capital outlay & net revenue on each of the productive works will be subd early in Augt next and that the resolution of the Trust Bd that a loan of 10 lakhs for financing the said works, the Market square improvements having however been considered not very pressing, will be treated fully while submitting the said detailed schemes

NOTES AND ORDERS

R

Memo 95-17-5 dt April 1918 is put up-

2 The fact that there is no statutory power for the Trust Board to obtain from the Govt or elsewhere loans for financing schemes undertaken by the Trust Bd has been noted upon in the Revdcy's note dt 7 3 1918.

P

NOTES - First Sheet

WD 1282—GPB—20,000—18-11 1c

G R S III-2]

General and Revenue Secretariat

Mil File No. 95 of 1917

Serial No

3 The Chairman however reports that the question of the loan will be dealt with while submitting the detailed schemes.

4 The detailed proposals may be awaited and the question of a loan from Govt considered alongwith the working of the scheme

Rev Secy) 5. 1260

5 Submitted for perusal.

Revenue)

7. Lees 12.6.18

7 From the Chairman, City Improvement Trust Bd No 1-91/C 427 of 16-17 dt 6th July 1918 invites attention to pt 6 and states that the question of providing facilities for housing the displaced population cannot be actively taken up if the manner of financing extension schemes is made easy by Govt sanctioning loans from State funds & Bd asks early orders on the application of the Trust Bd. for a loan of Rs 10 lakhs made in the year

NOTE—Contd sheet

WD A 1759—GIPD—60,000—20-3-18—L.

D 360

G R S III-2]

General and Revenue Secretariat | File No. 95 of 1917

Serial No

PWD | 8 In para 2 of his previous letter, the Chairman promised to deal more fully later on with regard to the subject of the loan applied for by him. The Chairman has not yet submitted his final report on the detailed schemes referred to in the G O of 20th April 1918.

Fin & G

9 Govt have also cautioned the Tuticorin Board that in laying the Coimbatore-Pollachi Extension the outlay should be limited to the absolutely necessary minimum required for drains & roads.

Fin & G

Admn 11/7/18

Ind Branch 9/7

10 In the G O of 20th April 18 while raising the normal grant of this Board from 3½ lacs to 4½ lacs p a, Govt have clearly observed that productive works should be financed in the first instance by means of raising loans in the open market, the interest being guaranteed by Govt. It is not known what steps the Board have taken in order to raise such a loan. The Chairman's 2 letters are silent on the point

NOTE—Continued

G R S III-2]

General and Revenue Secretariat | Ind File No. 95 of 1917

Serial No

But the present letter simply mentions "that the Board has further no enabling powers under the Cely I Regn to raise loans" If this be the situation of the Board, the Chairman may well submit proposals to amend the Regn and thus try to raise the loan in open market instead of applying for Govt loan

11/7/18 The proposals now submitted are incomplete and no orders can be passed regarding the question of granting a loan until definite information is before Govt regarding the amount actually required for the Briquetting works immediately necessary, and the returns they are likely to yield within a reasonable period. The Chairman in his letter of 27th May 18 stated that he would submit detailed proposals re the production works and ignoring this fact he has urged that Early orders may be passed on the loan question.

There is no doubt that it is practically impossible to raise any heavy loans such as the one proposed at the present time from the

NOTE—Contn. sheet.

W2D A 1739—GPB—60,000—20-3-18—S.

G R S III-2]

General and Revenue Secretariat

ML File No 95 of 1917

Serial No

the Trust Board must be supported by legislation it raise a loan in the open market as regards the grant of a loan by Govt, it would be hazardous to undertake public responsibility immediately without knowing what extent the liability may extend. Of course, among the productive works also there are some which it is perhaps necessary for the Trust Board to take up immediately the housing problem of the displaced population is one such The Chairman would therefore have done well if he had submitted a clear statement of probable expenditure and income from by undertaking the lay out of that portion of the Port Appeal Extension which it is absolutely necessary to take up now.

The Chairman may if advised be informed accordingly—

ML 11/7/18

Rec'd 13- Yes Please put up draft.

Why? who is responsible for this?

ML 19/7

15-7-18.

Draft letter is out.

18/7/18

Rec'd

ML 20/7/18

Revised draft submitted for perusal of Government

Rec'd

NOTE—Contn. sheet.

WD A 1769—GPE—60,000—20-8-18—

[R. S III 2]

General and Revenue Secretariat

File No 95 of 1917

Serial No

15 Further information, as on the proposed draft letter, seems necessary. It is submitted for perusal, before issue, or other orders

Secretary)

16 Draft approved by the Dewan

17 Issue

8 To the Chairman, City Improvement Trust Bd, Mysore

No 2492-97 N, 8-18

Referring to Sl 7 invites attention to Sl 6 & points out that the question of advancing loan cannot be taken up by Govt till the complete proposals are before Govt and a definite arrangement is arrived at as regards repayment, with regard to loan required to solve satisfactorily the problem of how the displaced population, requests him to state the amount of loan immediately required and how it is proposed to repaying the same

Note—Contn. sheet

WD A 1789—GPB—60 000—20-8-18—S.

7

R S III 2]

General and Revenue Secretariat | Mdl File No 95 of 1917

Serial No.	
19	From the Chairman, City Improvt Trust Bd,
	No 209-S 23/C 427 of 16-17 dt 6th Oct 1918
	Submits a note with regard to the applr of the Trust Bd for a loan of 10 lakhs from Govt for ~~undertaking~~ taking on hand certain productive works of the Trust Bd referred to in G O of 20th April 1918
	18 The productive works are -
	1) laying in part of the Vontikoppal Extension
	2) Opening 2 smaller Extensions
	3) Scheme for housing the poor
	4) Improving the Devaraja Market
	19- The first 3 items pointed to be very urgently required as for providing accommodation to the population displaced by the activities of the Board A loan of Rs 5½ lakhs at 3% per annum is applied for for these works in instalments extending over 5 years from 1918-19
	20 As regards the 4th works, namely, the improvement of the Devaraja Market, the loan applied for is Rs 4½ lakhs and this loan is not repayable within a reasonable period unless the Mdl formed payable up by raising a loan in the open market after the close of the war This work is stated to be importa

NOTE—Contn sheet

G R. S III-2j

General and Revenue Secretariat | Mdl File No. 95 of 1917

Serial No

and necessary but not pressing. In any case the Munl. Council will have to be consulted before any loan is sanctioned for this work.

21. To sum up the application of the Trust Bd. for a loan of Rs 10-½ lakhs resolves itself into 2 loans, one for 5½ lakhs for urgent & necessary productive works repayable in a reasonable time with interest @ 3½% & the other for 4½ lakhs for necessary & important productive works where the manner & period of repayment is not guaranteed. Even in the case of the former loans the exact periods of repayment are not specified.

22. According to para 201(K) of G O no G 1752-Gen 676-17-1 dt 22 6 18 the application should have been dealt with in the Fl. Secretariat but it was received in the Rev Secty as directed in para 6 of G O no 5905-10 dt 28 4 vide. The case is one which Mdl 95-17-5 has to be referred to Fl. Secty for opinion (Please see para 6 of the former order.

11/11/1918

23 The first portion of the chairman's note clearly explains the situation in as far as the Housing problem of the

NOTE—Contn. sheet

General and Revenue Secretariat | ml File No. 95 of 1917

Serial No

[illegible] required. A sum of Rs 6½ lacs is reported to be needed for this purpose. The scheme takes into account the question of housing the poor for which a sum of Rs 3 lacs is proposed. Though as the chairman reports the schemes relating to the housing questions will be fully supported in the long run, the prospect of the money advanced by Govt being recouped within a reasonable period is not made clear. This is because much depends upon the popularity of the Extensions and the speedy disposal of sites. The chairman has further omitted to point out what arrangements would be made as regards interest on the amounts advanced by Govt between the periods of the formation of the extensions and the sale of sites to parties whether they will be made a charge on the sites is a point for notice. In other respects the details have been carefully and clearly set forth. As

24 As to how the two schemes for which loans are required, viz (1) Extension & housing problems, & (2) Improvement of the Devaraj market Square, the former appears to be more important and urgent, and the question of advancing a loan in regard to them may perhaps be favourably considered. The amount req[d] for each of the next

NOTE—Contn. sheet

WD A 1789—GPB—60 000—20 3 18—S.

5717 10

G R S III 2]

General and Revenue Secretariat | File No. 45 of 1917

Serial No	
	is not provided in the Budget. Though it is subject to adjustment, it will practically mean an addition to the amount which provision will have to be made in the budget
	The Bombay market scheme may be over for 6 months till more full normal conditions return and a loan in the open market is possible
	(Porter) 23/11/18
	25 The scheme proposed may be accepted. It is necessary to consider the question now in the Financial Dept. with regard to advancing the loan & making the provision in the budgets &c
	26 The file is subd for perusal, before taking further action, as indicated above
3063 6/12/18	(Dewan) 5/12
	27 Seen – yes. The matter may kindly be hurried. 8/12/18 CO
	28 Forwarded with compliments to the Financial Secretary for favour of opinion on the application of the Tamil P.

Note—Contn sheet

WD A 1759—GPB—60 000—20-8 18—S.

G. R. S III-2)

General and Revenue Secretariat.

File No. 95 of 1917

Serial No

for a loan of 10 lakhs from the State fu

By Order

for Secretary

Received 10/12/18

1238-18

29 1. I am afraid the proposals are not in a complete shape to record financial opinion

2. In para 6 of the Government Order of 20-4-1918 the Chairman of the Trust Board was required to submit detailed schemes showing particulars of capital outlay in detail and of net recoveries under each scheme making due provision for the payment of interest and other incidental charges.

It was also stated therein that for all large items of receipts e g sale proceeds of sites, buildings, &c the data on which the estimates of receipt are based should be fully explained. The estimates now given are very rough and do not furnish full data

3 The loan of 10 lakhs required is for the following works -

(i) Vontikoppal Extension	2 lakhs
(ii) Small extension for middle and lower classes	½ "
(iii) Scheme for housing the poor	3 "
(iv) Improving the Devaraj Market	4½ "
	10 lakhs

NOTE—Contn sheet.

G R S III-2)

General and Revenue Secretariat | M1 File No. 95 of 1917

Serial No

4 Of these the last is not productive at all, even taking the most sanguine estimate of return, of 3 3 per annum (vide para 11-a of the Chairman's note)

5 As regards them others for which a loan of 5½ lakhs is required in the following instalments viz.-

1½ lakhs in 1918-19 & 1919-20
1 lakh in each of the next 3 years,

the interest proposed to be payable to Governmen is only 3 per cent and a rate of 4½% is proposed to be charged by the Board as the return expecte from the public on the outlay incurred Conside ing the present rate of interest on capital which is 5 to 6 per cent it cannot be said that the works are strictly productive, so as to justify their being undertaken out of l o a n funds

H 1286-16

Remarks)

21/12

H.P.C.
F... ... back (... ...
the Asst Secy (G.W.T.W.)
... portion of the ...
draft letter ... ...
as in the note of ...
24/11/16

30. Subt
23/11/16

31 with a draft letter as directed
6/12/16

Please correct as noted
upon above resp. at once.
6.12.16

32 Subt. for sign.
7/12/16

NOTE—Contn. sheet

5717

G R. S III 2}

General and Revenue Secretariat.

Mk File No. 95 of 1917

Serial No	
	33 A draft on the lines of the Trial-secy's opinion is submitted for approval or otherwise
3740 9/1/19	Secy) 34 Draft approved MK 8/1/19
(1)	35 The chart Drawings & Wks.
(2)	36 The last from 10 has been forwarded - & perusal instructs if any?
(3)	36 & reports may be called for showing what all steps the Govt by Govt Trial expenditure upto date
	by 10/1 MK
	✱ Issue & submit note draft MK 10/1/19
12	To The Chairman, Calcutta Improvt Trust Bd, Ballygunge N° 8901 S 17 1 19.

I Referring to Sl 10 ~~above~~ requests that an incomplete form as required in para 6 of Govt 95-17 may be furnished & states that as the rate of interest proposed to be charged by the Board is Rs 3% while the present rate of interest on capital is at 6% the works cannot be considered financially the Board will have to reconsider whether they are willing to pay and charge a higher rate

Note—Contn. sheet

WD A 1769—GPB—60

General and Revenue Secretariat | Mt File No. 95 of 1917.

Serial No

interest and observes further that unless there is an assurance that a larger income will be derived from the Devaraja Market improvements, it would not justifiable to treat as a loan work

3 & 4 Please see points in paras 35, 36 & 37

S — (1) The policy & programme of drainage works of the Mysore City are as given in G.O. No. 6831-5 & 21 3 1912 Mt 136-11-7 But this programme has not been adhered

T to Please see para 4 of the Govt Review on the Admn Report of the Tanst Bd for 1915-16

According to the statement furnished by the Comptroller the total expenditure on works of sewerage & drainage from 1903-04 to 1917-18 aggregates Rs 21,55,669

U

(2) The list containing an application for a loan of Rs ten lakhs not having been prepared in accordance with the instructions of Govt contained in para 6 of G.O. of 20th April 1918,

V it has been returned for revision in accordance with the Dy. Secy's remarks in para 29 as directed in paras 34 & 38

(3) The total allotments for 1918-19 are given in G.O. No. 7415-7 & 14 11 1918 and a draft calling for Mt 95-17-11 a statement of total expenditure upto date is sent.

39

29/1/19

30/1/19

NOTE—Contn sheet

WD A 1 000—20-8-18—

G R S III-2]

General and Revenue Secretariat | Rel File No. 95 of 1917

Serial No.	
13	To The Chairman, Cty Supt Yt Rd Mysore No 9608 & 31/1/19(Drawn reference to the allotment out of the annual grant of Rs 4½ lakhs for 1919-19 and calls for a Statement, at an early date, showing total Expenditure to date all the Service heads up-to-date together with information showing the progress of acquisition of Works & Construction works including drainage, both new & incomplete 4a Subtd after which with reference to para 39 Supra Recd 3/2/19 Secy 12/19 4b With reference to the queries in paras 35 & 36 above, kind attention is invited to notes at para 38 Drawn) 4c There is no reply in the Go of 27/6/17 for the Comprehensive drainage programme for 5 years ? 4687 18-2-19 4d Subt Ml 102-16 also 10 & 11 containing Secy 2/19 chairman's reply is put up But the 5 year programme prescribed in this connection was that sanctioned in S T O

NOTE—Contn. sheet

WD A 1769—G 50 000—20-9 19—S.

G. R S III 2]

General and Revenue Secretariat. | Mal File No. 95 of 1917

Serial No.	
	G.O. no 7415-17 of 14.12.1918. [The Mal 95-17-11 pamphlet was put up along with the papers 18/2/19 wherein the said programme was drawn) MK 17/2/19
4687 18-2-19	(1) I am afraid the Engr has become very Complicated Prog of drainage works & mixed up with this. 4. There is a note in Mysore Drainage Work Records & I want to know what has been Done so far 4) Please prepare full note on the Subject
Extract taken for separate noting as the necessary replies MM have just been 24/4/19 received.	
Read 3/15 pm	
	KP 19
14	From the Chairman, City Improvement Trust Bd Mysore, forwarding with MM 9.2.19 reply complete No 398-S 574 C 116 of 18-19 dt 10/26 March 1919 Submits a statement showing expenditure of the Trust Bd up to the end of Jany 1919 & reports that Rs 25,962 & Rs 3200 were spent during Febr and March 1919. P.T.D

NOTE—Contn sheet

WD A 1788—GPE—60 000—20-8-18—G.

G R. S III-2]

General and Revenue Secretariat | Mt File No 95 of 1917

Serial No

15 From the Chairman, City Improvement Trust Bd, No. 401-S 56/C. 427 of 1916-17 dt 11th March 1919.

Submits statements shewing (1) particulars of capital outlay on the scheme (2) the net recoveries on the scheme (3) the proposed receipts and repayment of loan with interest payable thereon and (4) the probable Establishment and other incidental expenses and requests that the Govt may be pleased to grant a loan of Rs 5 lakhs at 5% interest and allow the Trust Bd to levy 6% int from loan holders -

4 The productive works now proposed are fewer in no than those detailed in para 18 -

(1) laying out Vontikoppal extension,

(2) Helping house builders with money loans,

(3) Construction & sale of model houses.

For these works the Trust Bd ask for a loan of Rs 5 lakhs to be paid in 5 annual instalments of Rs 12,000, 1,12,000, 92,000, 92,000, & 92,000, the interest is to be annually at 5% with payments towards principal and the entire loan being discharged at the end of the 13 years

7 The Trust Bd request sanction to charge 6% from the loan takers & the sale & Model house

—Contn sheet

Serial No

purchasers and propose to withdraw receipts from the sale of lands for works connected with sewerage, water supply and lighting of this extension.

SO the file may be referred to the H. Sect for opinion with reference to para 29

JHM AM 24/4/19

5) The question has been fully discussed by the chairman of the Trust Board and figures clearly indicated as regards the ways and means for repaying the loan which the Trust Bd request that Govt should grant. From statement III put up here it will be seen that the Board does not require the whole loan in one year but that for the next 5 years, the loan amounts ranging from Rs 1,12000 & Rs 92 000 are asked for. The Trust Board hopes to liquidate their Complete liability in this connection in 13 years whether the State finances can provide for this loan outside of the group local self Govt. 30 Public Improvements is a matter for consideration.

As regards the schemes themselves there is not much to say The minimum upset price yielded on Vanto Kopal System is fixed at Rs 4 in 90 & 16 4 18 But the chairman now pro-

If files re R A subjects dealing with loans proposals loans to the Trust Bd are limited to this as these were formerly done so to the main file- (Four files)

Flag A

NOTE—Contin. sheet

R S III-2]

13036

19

General and Revenue Secretariat | Mk File No 95 of 1917

Serial No

Plg 5

it at 9 as 6 per. Kind refer to noted of the Earlier report of the Chairman in which he said that the 4 as rate may be adopted in many cities & towns displaced by the activities of the Trusts, which the Mills should buy them in auction sale (0-9-6) [Mr says] The price now fixed, is somewhat at variance with these suggestions and it is doubtful also whether sale of sites in a distant Extension at Byrne can be expected at this min rate

2 Next, as regards the loans proposed to be given to householders, the sum of Rs 200/- for each appears to be too low and may be pitched away with the result that the Extensions to be laid out would perhaps contain a number of half built houses, the same as we notice in some parts of the older Extensions in the city.

3 The other scheme of building houses and selling them appears to be a more helpful one

4 The Trust deeds may be consulted as regards the loans question

Mk 25/4/19

Rev Secy)

Dewan) This may be done I shall inspect all the ... in due course - after final orders

19/5 Mk

DEWAN'S OFFICE. on MAY 8 1919 No. 6956

NOTE.—Contn sheet

General and Revenue Secretariat | ml File No 95 130 26 of 1917

FINANCE

Serial No

16 [illegible] 57 To Trial cent for remarks.

7L2676-8 24/5

RDC 19.5.17

The modified proposal of the Trust Board is for the grant of a loan of 6 lakhs at 5% interest, at the rate of about a lakh every year, for the following works repayable in 15 years --

	Capital outlay.	Loan required.	
...ut Vontikoppal extension	3,10,000	2,00,000	difference to be met from immediate recoveries from the scheme.
...ing money loans to ...r men.	2,50,000	2,50,000	
...ing model houses.	54,500	50,000	

2 Originally it was proposed to borrow at 3% and charge 4½%. The difference of 1½% was considered necessary for establishment and other incidental charges. Now it is proposed to borrow at 5% and charge 6% It is doubtful whether 1% will cover all establishment and other charges connected with the scheme after leaving a sufficient margin for bad debts. The minimum upset price which was originally fixed at 4 annas per sq yard in the extension having been raised two and a half times, it is doubtful whether the money spent will be realized in full. For these and other reasons I think the scheme cannot be considered as fully productive in nature

3. As the Trust Board has unlike Municipalities no resources of its own it cannot repay the loan in full if the scheme should prove a failure.

NOTE—Contn sheet

G R S III-2]

General and Revenue Secretariat | File No 95 of 1917

Serial No

Further the grant of a long term loan will commit Government to continue the Board longer than necessary for according to the present programme there may not be much work for the Board to do after 1923-24. Whether there is any power for the Trust Board to borrow for productive works is for the Administrative department to consider. As it is, it is a quasi-Government body spending the money allotted by Government for specified purposes.

4. The next point for consideration is whether Government may grant a loan out of its funds The ways and means situation for 1919-20 is such that we can just manage without extraneous borrowing if the greatest economy is exercised and no out-goings occur. The rise in the exchange rate to 1/8 d. is moreover likely to adversely affect the situation and if Government have to borrow in the next or any future year it will have to pay at least 5½%.interest.

5. For these reasons I am not in favour of granting a loan to the Trust Board

2 6 19

To the Rev Secretariat

Submitted for orders

5.6.19

(Sd) Robert
6/Dewan

5/6/19

6.6.19

DEWAN'S OFFICE
Recd. on JUN 6 1919
Reg No 50

13026

22

G R. S. III 2]

General and Revenue Secretariat

Final File No 95 of 1917

Serial No. (2)

Please bring up immediately on return to Hd Qrs

(3) A note on the subject has been separately submitted as regards the loan question, and reference is invited to the further reference received from the chairman in the letter requesting a loan of Rs 6 lakhs for meeting the charges on account of the Vontimitta Extension - which is treated as one of the Protective works. No provision is admissible for these works in the Trust Bd budget, which takes into account only sanctioned non-protective schemes. Properties have been acquired in the said Extension Etc and the Govt is reported to have sent in a bill for Rs 36693 for payment of compensation the matter is therefore urgent and some provision has to be made for this expenditure being met early -

For orders

Rev Sec[y]

Note—Contn sheet

G. R. S. III-2]

23

General and Revenue Secretariat.

File No. 4/5 of 191

Serial No.

63) Since writing the above, a letter from the Chairman has been received (this has been dated 23rd with an enclosure) in which he suggests that it would be possible to raise a loan of 5 lakhs at 6% in the open market. He suggests that the loan may be given to the poor at 4% interest the Govt undertaking to bear the loss of 2%. He estimates the loss total loss & Govt at 2 lakhs, and suggests that the work undertaken in view of the importance of the schemes. A copy of this letter will be placed with the file after receipt of the file back

Vide flag H

Revised) MK 8/7/19

64) Dewan's order on the note on the operations of the Board drawn up by the Asst Secy and referred to in para 63 above

"

× × × ×

Question of a loan should be liberally considered Govt may give a part of the interest charges

× × + +

(Sd) A.R.R 9/7/19

NOTE—Contn. sheet.

Serial No

6 Until the Regulation is amended no loan can be given to the Trust Bd by Govt, nor can any loan be rais by the Bd in the open market. As Rs 36,693 have to be paid urgently for the properties acquired for the Vontikoppal Extension, the amount has to be met as heretofore from the usual grant from Govt and provision for this item of has to be made in the budget 11/7/19 for 1919-20

67 Please see linked ple the sum above mentioned has to be joined almost immediately this relates to the awards to be made for properties acquired The sum may be advanced from State funds subject to recoupment when the sites are sold Finl deptt. will have to be consulted as regards the source from which to meet the advance

68 The question of amending the Regn etc may be opened by the Bd and definite proposals obtd early — Of course the raising of a loan and its repayment will imply the continuance of the Board for a long term of years — What this is necessary implies consideration Trust Bds are in their nature transitory bodies and [illegible]

Note—Contn sheet.

G R. S. III-2]

General and Revenue Secretariat | File No 95 of 1917

Serial No

H

remain in Existence till their programme is worked out: In such case like this the Mdly and the Board should cooperate & if the Mdly can raise a loan for the productive works and give at the parties recommended by the Trust Board, then there would not be the difficulty or delay involved in the amendment etc of the Trust Board Even should the Mdly raise a loan, Govt may frame a higher rate of interest of 6% which may only 4% from loan holders, and pay the Exchā interest obtaining a grant-in-aid towards a scheme which the Board may apply upon as a State Concern But the Mal Reya as it at present stands does not empower the Mal Cl to raise a loan Except for purposes mentioned in Sec 53 A But an amendment of the Mal Reya in this respect would be more advantageous than an amendment of the Trust Bd Reya. The latter being only a temporary body, while the former has a Corporate and Continuing Existence. The only advantage the Trust Bd possess over the Mal Reya is that it can recover its arrears as a Rev demand, while the Mal Cl in such cases has to resort to a Civil Court

(9) After orders are passed on the amendment now required for payment of funds, the Govt. advocate may be consulted on the legal

NOTE—Contn sheet

G R S III 2,

General and Revenue Secretariat

File No 85 of 1917

Serial No

re-opening the important question of Revenue.

FINANCIAL SECRETARIAT BANGALORE 14 JUL 1919

MK 12/7/19

(Revenue)

To Dy Secy, with compts, for favour of opinion re the advance urgently required for the payment of compensation in connection with the Vanivilasapuram Extension — about Rs 37

MK 14/7/19

MK 14/7

1. Vide Dy opinion already recorded on 2-6-19.

2. The sum of about 37000 urgently required for acquisition may in the first instance be met out of the State Funds by Calls on the Local — 19-20

As the scheme of the Vanivilasapuram Extension is Said to be productive, and the Board can collect its revenue, the grant for other works has been practically suspended.

3. Proposals may however be made in the Tr Bd's Budget for both the receipts and the expenditure in respect of the Vanivilasapuram Extension

Dy Secy)

12-19

20 Separate Consideration

K 14/7

NOTE—Contn sheet 94 16/7

Statement No II

Mysore City Improvement Trust Board

Statement showing the expenditure under all the Service heads during February 1919 and 5th March 1919

Heads	Expenditure during February 1919	Expenditure to 5th March 1919	Remarks.
Acquisition and demolition of properties in connection with the sanctioned schemes	10,106	27	
Construction of Drainage and other sanitary works	13195	1148	
Survey works	29	--	
House building Loans	230	-	
Refunds and Law Charges	--	--	
Printing charges	--	--	
Tools and plant	10	28	
Establishment charges	2392	1997	
	25,692	3,200	

876-
1322-1
1-3-19

Chairman

G. R. S. III 2]

General and Revenue Secretariat

nil File No 95 of 1917

Serial No.

#219

M. I agree

The present budgeted programme of Capital expenditure is for 90 lakhs and thus includes only 21½ lakhs for Iron Works against the revised forecast of 65½ lakhs required for these works in the Current year. The Stream to which the resource position will be put is evident from the above figures. The exchange has gone up high and it threatens to go up higher and our Sterling revenues are shrinking materially. The food supply operations have also largely increased the amounts locked up in advances over Ways and Means situation is difficult enough as it is and it is impossible to support new measures involving additional substantial outgoings from the Treasury. I would therefore suggest that further Commitments may not be undertaken before the means for financing them are assured -

Imle
17-7-19

Secretary's
Bur DS

NOTE—Contn sheet.

G. R. S III-2]

Travancore 98

General and Revenue Secretariat | File No 95 of 1917

Serial No

76 Submitted for orders.

MK 18-7-19

MK 18-7-19

77) If a reply is sent to the Chairman Travancore Board on the lines of the last opinion, it will necessitate a departure from the sanctioned programme of the Trust Board But having regard to the special features of the current year's financial condition it is a matter for consideration, whether the Trust Chairman may not be required to so adjust the allotment of funds for works as to enable him to meet this charge This will of course involve putting off some works to be undertaken this year But this cannot be helped

(Revised) 78 A draft may be put up accdgly. MK 18/7/19 MM 21/7/19

79 draft is subd for appl.

DEWAN'S OFFICE
ON JUL 25 1919
No. 636

NOTE—Contn sheet

MK 22/7/19

22/7/19 (Revised)

MM 23/7/19

Keep clean draft in file before submitting to Dewan for signature

Draft approved by the Dewan 27/7/19

Issued MM 28/7 MM 31/7

R. S III 2]

General and Revenue Secretariat | Govt File No 62 of 1918

Serial No.

~~22~~ ~~Letter~~ Govt Ol 17688 1-8-19 to the Chairman,
16 a/c D.B.

Requests him to so adjust the allotment of funds from the Trust Board grant during the current year as to enable him to find the amount immediately required for meeting the demand of Rs 36,693/- on account of the price of compensation for lands already acquired for laying out the Vontikoppal Extension and state that the recoveries from the sale of sites in this extension may be credited to the funds of the Trust Board to the extent of the advance made for expenditure on works and that separate capital & revenue accounts should be maintained for the scheme as a whole

Resubmitted for orders with ref to para 69 Supra

6.8.19

The question of loan has been dealt with in the general order re Trust Board operation Subsequent action in that respect under may be awaited before this file is taken up.

The question of loan has been disposed of in para 19 of G O No 6822-8 M/142-19-1 of 11-12-19 The question may be further

NOTE—Contn sheet.

58

G R. S III-2]

General and Rel Secretariat.

MI File No. 95 of 1917

Serial No	
	considered in a new file after the receipt of definite proposals in the matter in consultation with the MI council
	10/4/20 MI 10/1 Two Leaf / 14/1/20 17/1
	Dy Mi 22/1/20 14/1
	B

NOTE—Contn sheet.

3865

Mysore City Improvement Trust Board,
Chairman's Office,
Dated Mysore, the 27th May 1918

G.O. S. 128/c 427 9/16-17
Encl nil

Rel 9.5-17-6

From

Rajasilpivisarada Rao Bahadur
M Subba Rao, Esq., L.C.E., Chairman,
City Improvement Trust Board, M y s o r e

To

B. Ramaswamiah, Esq., B.A., B.L.,
Secretary to the Government of His Highness
the Maharaja of Mysore, Revenue Department,
B a n g a l o r e

S i r,

With reference to Government Order No 5905-10/Ml 98-17-5 dated the 20th April 1918, raising the annual Normal Grant of the City Improvement Trust Board, Mysore, from Rs 3½ lacs to 4½ lacs I have the honour to state that the detailed schemes called for in paragraph 6 of the said Order showing particulars of the capital outlay and net Revenue for each of the productive works therein mentioned are being got up and a complete programme for the next 5 years will be submitted early in August next

2 The Board of Trustees before whom the subject was placed in their meeting of this date are of opinion that the Government should be approached for a loan of rupees 10 lacks for carrying out the said re-productive works A copy of their resolution in the matter is appended This question will be fully treated while submitting for works, the detailed schemes referred to above

I have the honour to be,
S i r,
Your most obedient servant,

C h a i r m a n.

W D 01041—GPB—50,000—12-11-15

19

From

The Chairman,

City Improvement Trust Board,

Mysore.

To

The Secretary to the Government of

His Highness the Maharaja of

Mysore, Revenue Department.

Dated

Despatched 27th May 1916

Received

General No 635-5/15/6 Pt II

No.

Enclosure No. one

13944

Subject

Submitting the Budget No I of the Board's resolution dated 27th May 1916 on the points of raising the annual grants of the City Improvement Board

May 1916

92

MYSORE CITY IMPROVEMENT TRUST BOARD

Proceedings of the 11th Ordinary Meeting of the Board of Trustees for the Improvement of the City of Mysore held at the Chairman's office, (Lacey's --- Court Building) on Monday the 27th May 1918 at 8 A M

PRESENT

Rajasilpivisarada Rao Bahadur B Subba Rao, Esq , L C.E ,

Chairman

Trustees

Present	Absent
Dr M.Srinivasa Rao, M A ,M D.,	1 R.H Campbell, Esq , I.C.E ,C I E.,
G Narayana Rao, Esq , B A ,B L ,	2 Rao Bahadur M C.Ranga Iyengar,Esq
Dr.J V Karve, M B ,D P H ,	B A ,(Resigned)
Mahamud Jaffer Sahib, Esq ,	
M.Anuntharajiah, Esq ,	

I. Government Order No.5905-10/M1 95-17-5 dated the 20th April 1918, raising the normal annual grant of the City Improvement Trust Board, Mysore, from Rs.3½ to 4½ lacs for a period of 5 years, and sanctioning an additional grant of ~~xxx~~ one lac for 1917-18.

Recorded with thanks

As regards funds for the productive works resolved that the Government may be approached with a request that a loan of M. 10 lacs may be sanctioned, The Market Square improvements being considered as not pressing

XXX XXX XXX

Sd/-B Subba Rao,

Chairman.

"Copy"

Chairman

REVENUE SECRETARIAT I 10 JUL 1918

No 360

From City Improvement Trust Board,
Chairman's Office
Dated, Mysore, 8th July 1918.

To

Rao Bahadur M. Srinivasaraghavachar Rao Bahadur,
B.A., B.L., Chairman,
City Improvement Trust Board,
M Y S O R E

To

B. Narasimhiah, Esq., B.A., B.L.,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
B A N G A L O R E.

Sir,

In inviting your kind reference to this Office letter No. 635-S 126-3 427 of 16-17, dated the 27th May 1918, submitting a copy of the Resolution of the Board of Trustees, No I dated the 27th May 1918 regarding a loan of Rs. 10 lakhs being sanctioned by Government to enable them to undertake the execution of certain productive works referred to in G O No. 5105-10 Ll 95-17-5 dated the 10th April 1918, I have the honour to request you to be so good as to obtain and communicate the orders of Government at as an early date as possible

It is needless to emphasise that in the interests of the population displaced by the operations of the Trust Board and those of the other houseless poor prompt and systematic efforts are very necessary to properly accommodate them in healthy quarters and to give all reasonable help to them to live in sanitary dwellings. For the success of these efforts, funds are absolutely needed, which under the existing condition of affairs, cannot be expected to be forthcoming either from the Municipality or in the open market. The Board has further no enabling powers under the City of Mysore Improvement -- Consolidation to raise funds

W D 0104—GPE—50,000—12-11 16

19

From

The Private Secretary to Government,
Orissa Improvement Department.

To

The Secretary to Government,
Revenue Department.

Dated 6th July 1918

Despatched

Received

General No 1-3 1/C.427 of 16-17
No

Enclosure No.

Subject

Soliciting early orders on this office letter no 835-S 428-C 427 of 16-17, dated the 27th May 1918, regarding a loan of Rs 10 lakhs for certain productive works referred to in G O no 5906-10 mul 95-17-I dated the 20th April 1918

I request the favour of early orders being [illegible]
the above

I have the honour to be,

S i r,

Your most obedient servant,

Chairman

67/18

M 2492
Rl 95-17-8 Revised Draft 9 VI 8-18

35

To

The Chairman,
Trust Board, Mysore City

Sir,

With reference to your letter No.1-8 I /C 427 of 16-17 dated 6th July 1918 applying on behalf of the Trust Board for a loan of Rs lo lakhs from State funds for financing certain productive works, I am directed to invite your attention to your letter No 835/C 427 of 16-17 dated 28th May 1918 in which you have promised to submit a full report by August this year on the detailed schemes, due to Government in accordance with para 6 of Government Order No 5905-10/M1 95-17-5 dated 30th April 1918, and to point out that the question of advancing the loan from State funds cannot be taken up for consideration till the complete proposals are before Government and a definite arrangement is arrived at as regards the repayment of the loan

As regards a satisfactory solution for the housing problem for the displaced population by the activities of the Trust Board, I am to request you to be so good as to state what your immediate require-

ments

requirements are and how, if a loan or advance is given by Government you propose to recoup the same

I have etc.

Secretary to Government,
Revenue Department

GKV

97

Mysore City Improvement Trust Board,

190-s.20/C.427 of 16-17.

Chairman's Office,

Dated, Mysore, 21st September 1918

From

Rajasilpivisarada Rao Bahadur

B. Subba Rao Esq., L.C.E.,

Chairman, City Improvement Trust Board,

MYSORE.

To

B. Ramaswamiah, Esq, B.A., B.L.,

Secretary to the Government of

His Highness the Maharaja of Mysore,

Revenue Department,

BANGALORE.

Sir,

With reference to your letter No 2492/m L.95-17-8 dated the 14th August 1918, calling for certain information regarding the loan of Rs 10 lakhs from state funds for financing certain productive works of the Trust Board, I have the honour to state that the detailed scheme which ~~have~~ has been prepared, will be laid before the Board of Trustees in their meeting of this month it will be submitted to Government with the Resolution of the Board thereon.

I have the honor to be

Sir

your most obedient servant,

Chairman

Ans 21-9-18

From The Chairman,
City Improvement Trust Board,
MYSORE.

To The Secretary to the Government
His Highness the Maharaja of
Revenue Department.

Dated 21st September 19

Despatched

Received

General No. 190-220/C.427 of 16-17
No.

Enclosure No.

SUBJECT.

C.I.T.B. No.427 of 16-17.

Chairman's Office,
Dated, Mysore, 8th October 1918.

REVENUE
24 OCT 1918

From

Rajasevisaktha Rao Bahadur
B. Subba Rao, Esq., L.C.E.,
Chairman, City Improvement Trust Board,
MYSORE.

To

B. Ramaswamaiya, Esq., B.A., B.L.,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
BANGALORE

Sir,

As called for in your letter No 2492/LL 95-17-8 dated the 14th August 1918, and in continuation with my letter No.19C-320/C.422 of dated 20-9-1918, I have the honor to submit herewith a note on the question of the loan of Rs.10/- lakhs applied for from Government, on account of certain productive works referred to in paragraph 6 of Government Order No.5905-10/LL.95-17-5 dated the 20th April 1918

The note was placed before the Board of Trustees in their meeting dated the 30th September 1918, and it was approved by the A copy of the Resolution is herein enclosed for reference

The question being a pressing one, for the City of Mysore and as it is not possible to raise money locally, just now, I request you to be so good as to obtain early orders of Government and communicate the same to me.

I have the honor to be,
Sir
your most obedient servant,

Chairman.

From

Chairman,
City
Mysore.

To

The Secretary to the
H.H. Highness the Maharaja
Mysore.

Dated 8 10 18.

Despatched 9.10.18. a.m.

Received

General No. 10 OCT 19 DW

No.

Enclosure No. Nil

Submitting a note
the question of a loan
Rs 10/- Lakhs on
of certain proposals

24/101

39.

Proceedings of the third Ordinary Meeting of the Board of Trustees for the Improvement of the City of Mysore held at the Chairman's Office (Lacey's Court Buildings) on Monday the 30th September 1918, at 8 a.m.

Present

Rajasilpivisaruda Rao Bahadur B Subba Rao, Esq., L C E , Chairman.

TRUSTEES

Present.	Absent
1. R.H. Campbell, Esq , I.C.S., C I E ,	1 The Vice President
2 Dr. L Srinivasa Rao, M A , L D	2 Mr L Ananthe Rajaiya
3 Dr. J.V. Karve, L B , D P.H ,	
4. Mr L. Venkatakrishnaiya,	
5 Mr. Mahamud Jaffer Sahib,	
6 Mr. C Narasimhaiya, B.A , B.L.,	

V Scheme regarding the loan of 10 lakhs of rupees from Government for certain productive works of the Trust Board

The scheme is approved and may be submitted to Government for sanction.

" Copy "

Chairman

9.10.18

Note on the question of the loan of Rs.10 lakhs applied for from Government for certain productive works in the City of Mysore.

-------- : ### :----------

Before proceeding with a detailed consideration of the items of work classed as productive in this connection, it is necessary to examine the effect on the City, so far as residences for habitation are ----- concerned, from the activities of the Trust Board for the Improvement of the City of Mysore.

2. Houses demolished.

The number of properties acquired by the City Improvement Trust Board from the commencement of its operations in 1903 up to the end of 1917- 18, was 6,753 of which about 2,600 were either vacant plots or small parts of houses leaving the remaining portions of such houses fit for occupation.

6753
2600
4153

(a) For completing the work of opening out the congested portions in the City, it is estimated that -- 1,100 more houses have still to be acquired either in part or in full.

(b) The total number of full houses that have been so far acquired

acquired and what have still to be acquired and demolished for improveme purposes will be 4,153 + 1,100 or---- 5,253.

3. Sites made available for building houses.

The number of sites newly formed and made available for ---- resettling the displaced population, so far, is 4,193 as detailed below -

Dodaholagere Extension. .	974
Lakshmipuram Extension..	43
Chamuni Extension.....	1,050
Idga (Old) Extension.....	182
Idga (New) Extension. . .	584
Jalapuri Extension... ...	198
Weavers' Lines Extension.	200
Bakshi Bashappaji Urs'--- Garden Extension. .	66
Additional sites in ---- minor Extensions.. ..	13
Inside the City out of-- acquired portions.. . . .	883
	4,193

(2)

N. B. In the above, I have not taken into account, the sites formed by private agency, but these are not many in number.

(a) Accounts so far availa[illegible] show that 2,438 new houses have been

been constructed in the Extensions and 710 new houses in the City up to the end of 1916- 17. The number constructed during 1917- 18 was 77 bringing the total number of houses newly built, in the City, and --- Extensions, up to the end of June 1918 to 2,458 + 710 + 77 or 3,225.

Some more houses are in various stages of construction.

4. The new Extensions ---- contemplated, can provide 2,467 sites for new bungalows and houses as noted below:-

i. Vontikoppal Extension	1,048
ii. Kannegowdan Koppal------ Extension (about).	250
iii. Alanhalli Extension --- (Bungalow sites) . ..	67
iv. Seringapatam Road------ Extension.	302
v. Industrial Suburb----- Extension....	300
vi. South Chatnahalli------ Extension...	300
vii. Vontikoppal small -- -- extension...	[illegible]
	2,467

(a) It is under contemplation to acquire all the vegetable and other

other gardens inside the City and allot sites for building purposes. Action is being taken in this direction. We may safely assume that at least -- another 150 house sites can be newly formed in the City, bringing the total number of Bungalow and house sites that can be made available in the near future to 2,617.

N. B. Of the above named Extensions (i), (iv) and (v) are capable of ---- further expansion.

(b) It will thus be seen from the above that the sites already --- formed and made available and those proposed to be formed and allotted the public in the near future will come to 4,193 + 2,617 or 6,810. The number of new sites (those actually made available for the public and those to be made available in the near future) will exceed the number of houses required for improvement ---- purposes in the City by 6810 - 5253 or 1,557 which means an addition of 30 per cent to the number of houses acquired. That is, there will be 30 per cent more house accommodation in the City when these extensions are completed.

5. (i) The present Trust Board grant of Rs 4½ lakhs per annum is hardly sufficient to carry out the

D 2165 (Case worked up and sent to the Dewan on 26/[illegible])

the sanctioned improvement works; such as, opening out and laying out in the Fort, opening out the congested parts of other parts in the City, constructing drainage works etc., A comprehensive programme of works for the next five years has been recently submitted for the orders of Government and this shows that the sanctioned works alone, require all the above grant of R$ 4½ lakhs per annum for the next five years, leaving other important works (a list of which has also been submitted to Government) untouched for want of funds.

(ii) To facilitate the opering of the Extensions noted in paragraph 4 above, and to enable the houses --- springing up rapidly as also to carry out certain important improvements to the City, the Government have been approached for a loan of R$ 10 lakhs to be given in instalments during the next five years.

(iii) The amount of loan referred to above, is intended to be utilized on the following important works:-

(1) Opening out the Vontikoppal Extension R$ 2 lakhs
(2) Opening out 2 small Extensions for the lower middle and poorer classes of people R$ ½ l[illegible]

C.O. 2½ l[illegible]

B.F. 2½ lakhs

(3) Scheme for housing the poor; ..... ₹ 3 lakhs

(4) Improving the----- Devaraja Market--- square..... ₹ 4½ lakhs

Total ₹ .. . 10 lakhs

(iv) This loan may be spread over a period of five years, the yearly instalment being 2.15 lakhs for each of the first two years and ₹ 1.90 lakhs during each of the remaining three years.

Extensions.

6. Separately taking the ---- several works noted above, the --- sanctioned estimate for opening the Vontikoppal Extension,(smaller scheme) amounts to ₹ 2,63,15[illegible] (Vide Government Order no. 2451- 5 ..L. 62-17-7 dated 13th August 1915).

This order is put up with papers re Starting Vontikoppal Extension work as a distress measure

(a) Omitting the provision for laying sewage pipe lines which may be taken up later on, after a number of houses have sprung up, the balance amount of ₹ 1,91,597 with contingenci comes, in round figures, to ₹ 2 lak which sum is provided for in the abo

This extension will be full opened in five years.

(b) When working out the ---

46

the details in the estimate for the Ventikoppal extension, it is ------ calculated that the cost of forming the sites including lighting, water supply, laying sewage pipes etc., comes to 6 annas 10 pies per square yard. By omitting sewage pipes for the present, the rate may be reduced to 5 annas 2 pies per square yard. By omitting lighting and sewage pipes for the present, the rate per square yard may be reduced to 4 annas 5 pies.

(c) On a representation from the Board, regarding the rate of price of land to be allotted for building houses, Government have ordered in their Order No. 5840 P.W. 62-17-5 of the 16th April 1918, that a rate of 4 annas per square yard should be fixed as the minimum upset price for site.

Adopting this rate in the case of sites to be allotted to --- displaced persons and either selling the remaining sites in auction sales (as recently ordered in the case of the Chamundi Extension) or selling them at upset prices, so fixed as to cover the cost of forming the Exten- (which is however not expected to r above 5 annas per square yard), the amount of the present initial outla on forming the Extension can be ful realised.

written next time: Teem Trance ...

By extending the period of repayment of the price amount to 5 years as sanctioned in the case of the Chamundi Extension, there will be much facility for building houses here.

7. The Ventikoppal Extension is far out of the present City business centres and it is such that only the middle and upper classes of people can be expected to build bungalows and houses in it. In fact, this site was considered as a suitable locality for forming a suburb with a view to encourage the more prosperous classes to remove to healthier localities --- outside the City, so long ago as 1904.

(a) It is therefore necessary to provide sites elsewhere for building houses for the lower middle and poor classes of people in the City. The Chamundi and Bakshi Basappaji Urs' Garden Extensions now being operated upon, provide to some extent for the smaller class of buildings noted above but it is necessary to give additional building areas for these classes of people.

It is proposed to select 2 small plots for taking immediate action - one to the south of the Chamundi Extension (on the east side of the Mysore-Nanjanagudy road, opposite to Dodahalagere) and the 2nd, either

48

either the Kannegowdankoppal Extension to the west of the Weavers' Lines or the small Ventikoppal Extension to the north-west of the FilterBeds. These are items (vi), (ii) and (vii) noted in paragraph 4 above. ------ Investigations are on hand for each of these small Extensions which can be opened at a cost of Rs 25,000 each

A provision of Rs ½ lakh is made for them in paragraph 5 above. The two small Extensions can be ---- completely opened in 2 years.

(b) By limitting the work to be now undertaken to only acquiring land, forming the more important roads, water supply and marking out sites, the cost will be kept low and it will be fully covered from the sale price of land to be allotted to house builders The minimum price of site will be fixed at 4 annas per square yard for the displaced people as and in the case of the Ventikoppal Extension and it will be slightly enhanced in the case of other applicants, so as to make the scheme a self paying one.

(c) The other Extensions -- mentioned in paragraph 4 will also be required to be taken up but this can be done when the pressure of work due to acquisition and laying out grounds in the Fort are completed and a gree

greater portion of the present annual grant of Rs 4½ lakhs becomes available for expenditure in other parts of the City. For the present, it is ---- proposed to confine attention to the above named three Extensions only, besides of course completing the Extensions already on hand.

What are these ?

(d) It may be possible to start work on a separate scheme for opening the Industrial Suburb, the Municipal Council raising a loan for this purpose at an early date This is not treated here now.

The question of financing the Industrial Suburb at Mysore by means of an advance from Govt subject to adjustment by the Municipal Council is separately under consideration.

(e) The amount to be advanced for laying out these extensions may be fixed at Rs 65 lakh during each of the first two years and Rs 40 lakhs during each of the remaining three years.

As the price amount of the sites is proposed to be recovered within three years from the sale of the sites and as there are already numerous applications for these sites, interest on the amount to be advanced by Government may be allowed at the rate of per cent per annum as at present

(f) For keeping proper accounts and for prompt collection of dues, a small additional establishment will have to be entertained by the Board. For meeting this charge

an additional 1½ per cent may be added - so that purchasers of sites will be required to pay 6½ per cent on the amount of price money ---- outstanding. As noted above, the price amount of these sites will be fully recouped to Government with interest at 5 per cent per annum within three years after the sites are sold.

This will be an indefinite period. Till the sites are sold, how is the interest charged? Who pays?

Housing the Poor

5. As regards the scheme for "Housing the poor", it is proposed to advance 83 per cent of the amount applied for (Vide paragraph 5 above) on loans to the lower class and poor people and utilize the remaining 17 per cent on building Model Houses for the poor, departmentally by the Trust Board.

(i) Owing to the present state of the labour market and the difficult to get materials, the very poor people find it extremely difficult to construct houses and giving them monetary help in the shape of loans will not be of much use. Hence a certain number of houses is proposed to be built by the Trust Board and sold to such --- people on the instalment purchase -- system.

(ii) The amount of loan

loan applied for under this head is based on the following considerations:-

(a) Of the 2,617 new houses for which sites can be made available we may estimate that about 60 per cent or about 1,550 houses may be constructed in the next five years. Of these houses about 2/3 rds or say 1,000 houses may require help by means of loans to proceed with the construction of or to complete the houses.

(b) Taking each of these -- houses to cost from Rs 500 to Rs 1,000 and about Rs 250 as the average amount of loan required for each of these houses, the amount to be reserved for loan for " Housing the poor" will be 1,000 X 250 or 2½ lakhs during the next five years or Rs 50,000 per annum.

This estimate is based roughly on the experience of recent years and the above noted amount compares with the outlay under this head -- during the previous years as follows -

1911- 12	49 cases	Rs 8,293
1912- 13	47 cases	Rs 13,062
1913- 14	25 cases	Rs 5,205
1914- 15	41 cases	Rs 9,130
191 - 16	105 cases	Rs 23,70
1916- 17	141 cases	Rs 39 900

52

1917- 18 57 cases ₹ 17,455

Proposed
1918- 19 to 22-23/

200 cases ₹ 50,000 per annum

This is no doubt a very rough estimate but by careful ---- selection from among the applicants for loans and discouraging large amounts being given to individual applicants, the above scheme can be worked out. Larger amounts, if -- available would, no doubt, facilitate building operations being conducted more rapidly. The amount of ₹ 250 for each case is merely the average amount. The Board will, if it considers necessary, allow larger amounts in particular cases provided the amounts sanctioned for the year are not exceeded.

(c) It is considered that it will be more economical in the long run to devote the greater portion of the loan amount under the scheme to help the public in the construction of houses themselves reserving only a small amount for the Trust Board constructing house - only or - - of the poor people who cannot build houses for themselves.

The amount remaining (out of the loan amout of ₹ 3 lakhs under the scheme) after reserving the sum of

of ₹ 2½ lakhs noted in (b) above, for granting loans will admit of the -- Trust Board spending ₹ 50,000 on building houses for the poor i.e. the Board can construct 50 houses, each costing about ₹ 5,000 in five years or 10 houses per annum from the money under this head.

(d) Taking the several items noted above together, we will have 10 houses built for the very poor every year by the Trust Board, 200 houses built by private persons aided by loans from the Board and 100 houses constructed by private builders --- entirely at their own expense i.e. 310 houses in a year or 1,550 houses in five years.

9. The amount proposed to be advanced on loans to the needy public for building houses is proposed to be recovered under the " Loan Rules" within 10 years from the date of -- granting the loan. The houses -- concerned will be held as security for the amounts advanced.

(a) The rate of interest sanctioned to be paid to Government is 3 per cent per annum. This rate may be allowed to continue. It will be necessary to make provision for proper loan accounts being kept and for prompt collection of instalment

instalment amounts as they fall due, as also to meet contingencies. It is therefore proposed to levy interest from loan holders at the rate of 4½ per cent per annum. This rate is still very much below the market rate of interest for such loans.

(b) As regards the Model Houses to be constructed by the Board it is proposed that the cost price be --- fixed as the sale price, that half this amount be recovered at the time of sale and that the remaining half by instalments with interest as in the above case at 4½ per cent per annum within 10 years from the date of sale.

(c) It will be seen from the above that the " Scheme for Housing the poor" will be a self paying one The poorer classes of people will be greatly helped in constructing houses, and Government will not lose any --- money thereby - the amount being -- recouped to Government with 3 per cent interest within 10 years after the amount is advanced.

10. As regards the revenue to be realized from the Vontiroppal and the two small extensions, the rates of taxes to be fixed etc., will be guided by the Municipal Regulation

and this point is not further ----- considered here.

Improvements to Devaraj Market Square

11. Now coming to the --- improvements to be carried out to the Devaraja Market Square, the total -- cost is estimated at ₹ 4,4 ,535. This outlay will be required for acquiring certain properties in the square, demolishing the houses and constructing facades with arrangements for shops.

(a) These shops will be rented out to shop-keepers and a return of about 2.7 per cent is expected to be recovered on the above expenditure on the basis of rents now being -- realized from the shops in the tract to be acquired.

With the improvements that will be carried out, higher rates of rent may be levied. Taking these at 25 per cent above the present rents, we may expect to realize ₹ 15,000 per annum. This on the expenditure of 4½ lakhs noted above will be 3.3 per cent per annum.

(b) The Board have also in one of their Resolutions recommended that the improvements to the square are not pressing, though important

and necessary. It will not be possible to recoup the amount ---- proposed to be advanced by Government for carring out these improvements except by the Municipal Council --- raising a loan in the open market after the present war conditions terminate and normal state of affairs is reached. Interest on the loan can, however, be met from the rents to be realized from the improved shops referred to above at 5.3 per cent per annum.

12. To sum up, a sum of Rs 10 lakhs is required for carrying out works to opening the Vontikoppal and 2 smaller extensions, for " Housing the poor" and for Improving the --- Devaraj Market Square.

(i) The amount may be granted in instalments of Rs 2.15 lakhs during each of the first two years and of Rs 1.90 lakhs during each of the next three years.

(ii) The outlay of Rs 2½ lakhs to be spent on the first two items will be recouped to Government with interest at 3 per cent per annum.

(iii) The outlay of Rs 3 lakhs required for " Housing the poor" will be also recouped to Government with interest at 3 per cent per annum.

In the above two cases,

57

the Improvement Trust Board seek for permission to levy interest at 4½ per cent to allow of proper arrangements being made for the proper --- maintenance of accounts and prompt recoveries of instalments.

(iv) On the amount of Rs 4½ lakhs, to be spent on the Devaraj Market Square improvements, there will be a return of about 3.3 per cent per annum and if the Municipal Council should undertake to raise a loan in the open market, this amount will also be recouped to Government.

(v) Should, however, it be considered that until the question of fully recouping Government, for the advance to be made by them --- towards improving the Devaraj Market Square is settled, no loan can be granted on this account, this work may be postponed until this can be done.

(vi) The remaining amount of Rs 5½ lakhs may be advanced at the rate of 1.25 lakhs during each of the first two years and of Rs 1 lakh during each of the remaining three years This amount will be utilised towards opening the Vontikoppal and two smaller extensions and on the scheme for " Housing the poor"

(vii) These two items are really pressing and as they are both expected to enable the amounts of advances being recouped to Government with interest at 3 per cent per annum sanction may kindly be given to this amount of Rs 5½ lakhs being advanced to the Trust Board.

(viii) The amounts to be advanced for the Extensions will be recouped in three years after the advances are made and the amount to be advanced on Housing the poor will be recouped in 10 years after the amounts are paid.

13. I attach two statements, one showing the distribution of the loan amounts applied for among the several works during each of the next five years under the two contingencies noted above and the second giving certain details regarding two of the important works noted above.

CHAIRMAN.

9/10/14

MYSORE CITY IMPROVEMENT TRUST BOARD.

To be sanctioned

Vontikoppal Extension.

1.	Total extent covered by the extension (smaller scheme now sanctioned)	Acres	157
2.	Area of land available for buildings after providing for roads, lanes -- open spaces etc.,.....	Acres	117.6
3.	Number of sites to be formed of --- different classes (2 acres, 1 acre and ½ acre and plots 100' x 150')... .		130
4.	Estimate amount sanctioned	Rs	~~2,43,278~~ 2,63,158
	(a) Rate per square yard of building site available to make scheme-- self paying.	Rs	~~0-6-10~~ per Sq. 0-7-5 yard.
5.	Estimate amount omitting the provision for sewerage works.	Rs	1,84,248
	(a) Rate per square yard of building site available to make the ---- scheme self paying..	Rs	0- 5- 2 per Sq yard
6.	Rate per square yard omitting ----- provisions for sewerage and lighting	Rs	0- 4- 8 per Sq yard.
	(a) Rate per square yard omitting sewerage, lighting and water supply...	Rs	0- 4- 3 per Sq. yard.
7.	Interest at which money is to be advanced by Government.... . .		3 per cent per annum
8.	Interest to be levied from ----- purchasers of sites...		4½ per cent per annum.

CHAIRMAN.

9/10/15

60

MYSORE CITY IMPROVEMENT TRUST BOARD.

Housing the poor.

1. Sites available for building houses during the next five years..... 2,617 (para 4 of the Chairman's note)

2. Houses expected to be constructed—within the next five years:-

(i) By people unaided by Board	500	
(ii) By people aided with loans	1,000	1,550 (para 8 of the note)
(iii) By the Board for the very poor people.....	50	

3(a) Loan to people for 2(a) (ii) above at Rs 250 per house .... Rs 2,50,000

(b) Loan to Trust Board for building houses under 2 (iii)..... .. Rs 50,000

3,00,000

4. Interest at which money is to advanced by Government to Board ... per cent per annum

5. Interest to be levied from loan holders..... .... 4½ per cent per annum

Krishnarao

CHAIRMAN.

9/10/16

Mysore City Improvement Trust Board

61

Instalments of Loan from Government.
(Loan amount Rs 5½ Lakhs)

Name of Work		1918-19	1919-20	1920-21	1921-22	1922-23	Total
...ung Vontikoffal Extension	Lakhs	40	40	40	40	40	2
do ——— 2 Smaller Extensions	"	25	·25				·50
...sing the poor							
(i) Loans to poor people	"	50	50	50	50	50	2·50
(ii) Building model houses	"	·10	10	10	10	·10	·50
	Lakhs	1 25	1·25	1 00	1·00	1·00	5·50

for Subbadas
Chairman

9 10 [illegible]

Mysore City Improvement Trust Board

Instalments of Loan from Government

(Loan amount Rs 10 Lakhs).

Name of Work		1918-19	1919-20	1920-21	1921-22	1922-23
...ung Monthly Extension	Lakhs	·40	40	·40	·40	·40
—Do— 2 smaller Extensions	"	·25	·25			
...ung the Poor —						
(1) Loans to Poor People	"	50	·50	50	50	50
(2) Building model Houses	"	·10	·10	·10	10	10
...provements in Devaraj ... Market Square	"	·90	90	90	90	90
Lakhs		2·15	2 15	1·90	1 90	1·90

Rs 10 Lakhs

Chairman

3

S VI—G/32] 1341

Re ... application of the Trust Bd for a loan of 10 lakhs

No of letter replied to P 8717

AND REVENUE SECRETARIAT,
( )
the 191

of issue 17/1/19

by Mr B.T. Kesavadas

Section Mal
File No 95-17
Serial No 12

No 8901 8/17.1.19

To

The Chairman
City Improvement Trust Bd, Nagpur—

Sir,

With reference to your letter No 209 S 23 C 427 of 1916-17 dated 6th October 1918 submitting an application of the City Improvement Trust Bd for a loan of 10 lakhs of rupees from the State funds for certain protective works projected by them, I am directed to state that the proposals do not furnish all the particulars necessary to enable Govt to pass orders, and to ...

over

J.W. 23/1

6h

as follows –

In para 6 of G O No 5915-10 dated
~~2d~~ 25-17-K 5
2d April 1918 it is required that the proposals should embody the detailed schemes showing particulars of capital outlay in detail and of net recoveries under each scheme making due provision for the payment of interest and other incidental charges together with information as to the data on which large items of receipt such as sale proceeds of sites &c are based. These details which have not been furnished should be given now.

Further the rate of interest proposed to be payable to Govt and that to be charged by the Board to the public are respectively 3 and 4½ %. Considering the present rate of interest on capital which is 5 6 6% it cannot be said that the works are strictly productive so as to justify their being undertaken out of the loan funds. This question therefore will have to be reconsidered by the Board and their

List of enclosure

Copied by

Examined by

G R S 27]

GENERAL AND REVENUE SECRETARIAT

(Continuation sheet draft form)

65

willingness or otherwise to pay and charge a higher rate of interest should be intimated

The Devon[illegible] Market improvements which are expected to yield a return of 3·3% per annum cannot be regarded as productive at all, and unless there is an assurance that a larger income will be derived therefrom, it would not be possible to treat it as a loan work

I am therefore to request you to consider the entire question in the light of these remarks and to submit the further views of the Treasury Board at an early date

I have ten

MK
8/1/19

for New Zealand Govt.

301

66

G R S V1—G/32]

SUBJECT

Diary No of letter replied to

Section Genl
File No 95-17
Serial No 13

GENERAL AND REVENUE SECRETARIAT
( )
, the *191*

No 9608 31.1.19

Date of issue 31.1.19.

Signed by [signature]

To

The Chairman

City Improvement Trust Board

Mysore.

Sir,

I am directed to invite reference to the allotments out of the annual grant of Rs. 4½ lakhs for 1918-19 and to request that a statement shewing total expenditure under all the service heads up to date together with information shewing the progress of acquisition work and

over

301

and construction works including drainage, both new and incomplete may be submitted to Govt at an early date.

I have &c.

30.1.19

For Secretary

29/1/19

List of enclosures.

Copied by

Examined by

W D86—G P B —60 000—18-11 16

Mysore City Improvement Trust Board,

Chairman's Office,

Dated, Mysore, 10th March 1919

From

Rajasilpivisarada Rao Bahadur
B. Subba Rao, Esq, L.C.E.,
Chairman, City Improvement Trust Board,
MYSORE

To

B Ramaswamaiya, Esq, B.A., B.L.,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
BANGALORE

Sir,

Your letter No. 9608/L L. dated the 31st January 1919 calling for a statement showing the total expenditure under all service heads together with information showing the progress of acquisition and construction works.

---------- O ----------

With reference to the above, I have the honor to --- submit herewith, the above statement showing expenditure up to end of January 1919, as called for.

A sum of Rs 25,962/- has been spent during February 1919, and Rs 3,200/- during March 1919 as per statement No 2 herewith sent

I have the honor to be,
Sir,
your most obedient servant

Chairman

I V.

GPB—50 000—26-4 18

19

From The Chairman,

City Improvement Trust Board

MYSORE

To The Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,

Dated 10-3-1919 BANGALORE

Despatched

Received

General No ~~398 S.~~ 54/C.118 of 18-19
No.

Enclosure No.

SUBJECT

'Submitting a Statement showing the total expenditure under all Service Heads on the works of the Mysore City Improvement Trust Board.' (1)

Mysore City

Statement showing the total Expenditure under

No	Name of work	Amount of estimate
	Acquisition.	
1	Acquisition of properties in Manda Mohalla	3,57,033
2	Acquisition of properties Lashker Mohalla	
3.	Acquisition of properties in Devaraja Mohalla	3,92,972
4	Acquisition of properties in Krishnaraja Mohalla	1,32,319
5.	Acquisition of properties in Chamaraja Mohalla	1,67,621
6	Acquisition of properties in Fort proper	11,59,800
7	Acquisition of properties in Nazarbad Mohalla	1,13,499
8.	Acquisition of properties in No IV Drainage area comprising Bl No 69 & 78 and 79.	1,26,521
9.	Acquisition of properties in Blocks Nos 72, 73, 74, 66 and 75 and 76 of Fort Mohalla and Nos 67, 77, 80 82, 83 of Krishnaraja Mohalla.	3,10.850
10.	Acquisition of properties for the construction of Municipal Office	
11.	Acquisition of properties Lying out side the area operated upon by the Board	

rement Trust Board

ll the service heads up to the end of january 1919

Budget btment for 18 - 19	Expenditure incurred up to end of january 1919	Remarks
~~1,000~~ 1		
1000	223	
6000	1506	
4000	718	
~~1000~~ 1	- -	
1,00,000	55,827	
1000	10,961	
9,000	4,585	
12,000	9,377	
	83,115	

8,3195
5,827
27,368

8,3195
8,765-2
19,286-7

	Construction works	
1	Laying pipe sewers in No. III drainage area (1)	1,24,497
2	Laying pipe sewers in No. III Dr. area.	3,64,410
3	Laying pipe sewers in No. II Dr. area	1,56,800
4	Laying pipe sewers in Ithgegud drainage area	56,360
5	Laying pipe sewers in Nagarbad Dr. area	1,06,176
6	Laying pipe sewers in No. III Dr. area (1)	1,13,128
7.	Laying pipe sewers in No. II Dr. area	4,30,015
8	Repairs and maintenance	
9	Opening out roads and conservancy lanes in Wellington Lodge Compound	9,800
10	Constructing storm water drain in front of Mun. Baumnaki School	3,525
11	Planting avenues	22,800
12	Constructing New Municipal office building.	1,48,800
13	Improving Beveraja Market	1,23,500
14	Laying out Chamunda Extension	1,12,348
15	Laying out Bamboo bazar grounds	15,190
16	Diverting Narangee feeder channel	
17	Removal of plants from the Fort wall.	516
18	House building Loans	

7,000	1,989
15,000	2,588.
2,000	99
1,000	
2,000	852
2,000	3,757
3,000	1,106
3,000	880
4,000	2,128
3,000	
3,000	1,799
45,000	10,058.
10,000	795
15,000	3948
15,000	2846
1,500	
200	25
20,000	15,311

44181
8800
12449
14370
86860
2292
87652

150	15
200	320
250	115
	15
	1012.
	504
500	258
	92
	103
	8,047.
	2,662
	4,259
	388.
	48
	32
	387.

1396

$$\begin{array}{r} 1652 \\ -792 \\ \hline 1396 \end{array}$$

35.	Constructing Model Houses	35,412.
36	Improvements to Saraniyare Entrance.	
37	Installing six Electric lights around the central circle of the Harding Circle.	3,246
38	Constructing a road tunnel across Narayana Setty road, near Subba Rayana Kere	
39	Cut fall works	1,04,723
40	Constructing a parapet wall at the junction of Chamaraja Road and Viceroy road and Chamaraja and Krishnaraja Roads	1570
41	Paving the bed of Storm water drain near Harding circle	10,106
42	Constructing shoulder drains and road crossings along Narasimharaja Boulivard road	1589
43	Lowering the waste weir of Karanjee Tank.	
44	Draining the marsh below Kukkarahalli Tank.	11,930
45.	Constructing Storm water drain along the Sayajee Rao road in front of Devaraja Market	3544
46	Improving and enlarging foot paths along Sayajee Rao road in front of new Arathe Khana buildings	2392
47	Constructing octroi covered buildings	2,040
48.	Diverting Doddakere feeder Channel and improving the surroundings of Curzon park	28429
49	Improving the Karanjee Tank bund road	11,352
50	Diverting Banne Haradanahalli feeder channel	

1,113.

2,585.

3950.

3,367

223

- 8

159.

~~1219.~~

396.

14.

2

150

~~34.~~

~~10.~~

~~1449~~

149

-1070

72

51	Repairing the Rampart wall near Earnagers entrance.	3000
52	Laying pipes behind Nagar Khana.	1585
53	Dismantling the rampart wall to the south of Anjaneya temple	1785
54	Flooring the Earthern bed of the flood water drain of No II Drainage area.	24,450
55	Opening out a new road in race course	
56	Forming and Levelling the ground to the west of Looy ardens near Doddakere	760
57	Preparing wooden tree guards along the Sayajee Rao Road in Mysore city	1.333
58	American fencing work round the Statue square in the Curzon park	
59	Removing aloe edges in the northeast portion of Doddakere	400
60	Laying out Laxmipuram Extension	
61	Metalling the new road diverted between the Kanaries Tank bund and race course road	
62	Laying pipe sewers from private secretariat quarters to Nagarbad manor	
63	Establishment charges	

72

- 939

916 -

512.

7262

210

603

627.

1005

327

46

891.

90

89,710-
17,262

89710

Chairman

No. 401-S 56/C 42) 916-17
Enc- Sit ng

Office of the Chairman,
City Improvement Trust Board, Mysore.
Date 11-th March 1919.

31

From,

Rajasilpivisarada Rao Bahadur
B. Subba Rao, Esq., L.C E.,
Chairman, City Improvement Trust Board,
MYSORE.

To

B Ramaswamaiya, Esq, B A, B.L.,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
BANGALORE

Sir,

With reference to your letter No.8901/ML 95-17-12 dated the 17th January 1919, calling for detailed schemes showing the particulars of capital outlay and of net recoveri making due provision for payment of interest and other incidental charges on certain works of a productive character to be immediately taken up by the City Improvement Trust Board Mysore, I have the honor to submit herewith the marginally noted four statements together with a memo furnishing all particulars called for, and to request that the Government may be pleased to grant a loan of Rs.5 lakhs at 5 % interest and allow the Board to levy interest at 6% from

1 Statement No.1 showing particulars of capital outlay on the scheme
2 Statement No.II showing the net recoveries on the scheme
3. Statement No III showing the proposed receipts and repayment of loan with interest payable thereon
4 Statement No IV showing the probable establishment and other incidental expenses

GPB—50,000—26-1 15

19

From The Chairman,

City Improvement Trust Board,

MYSORE

To The Secretary to the Government of

His Highness the Maharaja of Mysore,

Revenue Department,

Dated BANGALORE

Despatched

Received

General No

No.

Enclosure No.

SUBJECT

Submitting detailed Schemes showing the particulars of Capital outlay etc on certain productive works of the Trust Board and requesting to grant the loan of Rs. Lakhs applied for

76

from loan holders as resolved by the Board of Trustees in -- their meeting held on 10th March 1919 (copy of Resolution No II enclosed herein for easy information)

2. The question being a pressing one for the City of Mysore, I request you to be so good as to obtain the early orders of Government and communicate the same to me.

I have the honor to be,

S i r,

your most obedient servant,

Chairman.

P.V.

MEMO. 77

In connection with certan productive works projected by the Trust Board, the following proposals were placed before Government in this Office letter No.209-S 23/C.427 dated the 6th October 1918 -

(a) That the Scheme for (1) opening out the Vontikoppal extension, (2) Opening out 2 small extensions for the middle and poor classes of people, and (3) Housing the poor, requiring in all a total outlay of Rs.5½ lakhs, may be taken up immediately they being found to be more pressing (b) That the loan required to be advanced by Government on the above account as noted

---

Rs 2,00,000	for Vontikoppal extension (smaller scheme)
Rs 50,000	for 2 small extensions
Rs.2,50,000	for grant of money loans to helpneedy persons that build houses in the City
Rs 50,000	for constructing 50 model houses for being sold to the poor

---

here would be recouped with interest at 3 % per annum out of the realisations from the respedtive schemes,

(c) That the Trust Board would require authority to levy interest at 4, on the amount outstanding against the purchasers of sites in the abo e extens the purchasers of model houses to be constructed and the persons that obta loans under the proposed housing sch to allow of proper arrangements be

76

being made for the maintenance of -- accounts and prompt recoveries of instal-ments, and

(d) That the work of Improving the Devaraj Market Square expected to yield a return of about 3.3 % per annum on the estimated outlay of 4½ lakhs thereon may be postponed, until the question of recouping Government the advance to be made on its account, is settled.

2 With reference to the above -- communication, the following observations of Government have been conveyed in the Revenue Secretary's letter No.8901-A1 95-17-12 dated the 17th Jaunary 1919 -

(a) That particulars of capital out-lay in detail and of net recoveries under each scheme, and information as to the data on which receipt from sale pro-ceeds of sites etc , are based should be furnished

(b) That the present rate of -- interest on capital is 5 to 6 % , and as such the Board will have to reconsider whether they should not pay to Government and charge to the public a higher rate of interest than the proposed rates of 3 and 4½ % respectively

(c) That it would not be justifi-able to treat the work of Devaraj --- Market Square improvements as a loan work, unless there is an assurance that

77

that a larger income than the expected yield of 3.3 percent per annum will be derived therefrom

3. The schemes of a productive -- character that are to be immediately -- taken up by the Board as mentioned already are -

(1) Opening out the Vantikoppal -- extension (Part I)

(2) Do two small extensions

(3) Granting money loans to the needy house-builders in the City

(4) Construction of 50 model houses for the poor

Out of these four works, detailed -- estimates for opening 2 small extensions (item No.2) have just been got up and are under scrutiny These will be separately treated

Regarding the other three works, - statement No.1 appended to this memo shows the details of capital outlay required in respect of each of them. It will be seen from this statement that,

(i) In connection with the proposed Vontikoppal extension, the sanctioned -- estimate for which is Rs.2,63,158/- the -- works required are grouped under 2 clauses viz, Initial works and Development or -- improvement works, the latter comprising the laying of sewage and water pipes and lighting The cost of the initial works viz . acquiring land, cutting and grading

grading roads and lanes and laying out sites in estimated at Rs 2,00,000/- against the original provision of -- Rs.1,64,427/- in the sanctioned estimate prepared in the year 1915-16 The --- net excess of Rs 35,573/- is due to -- enhanced provision having had to be made in the revision of the original estimate taking into consideration that the price of cement has since the preparation of the original estimate has gone up from Rs.70 to Rs.170 per ton.

(ii) That the development works of the extension, viz , sewerage, water supply and lighting are proposed to be carried out to the extent of Rs 1,10,000/ utilising the required amount from the recoveries from the sale of sites formed therein, without appropriating any --- portion of the loan funds The provision for these works in the sanctioned estimate was Rs.96,731/- By diminishing the original estimated length of pipelines, it is possible to meet the immediate needs of the extension in the above respects with the ~~above~~ amount of Rs.1,10,000/- , due provision being made for increased market price of iron articles

(iii) That the capital required for granting money loans in 1000/- cases at an average of Rs 250/- to supplement the private capital of persons in need of help to build houses is Rs 2,50,000/-

and

(iv) That the cost of constructing 50 model houses at Rs.1,000/- each is -- estimated at Rs.50,000/- The value of the sites of the Trust Board (measuring 54' X 60' or 360 square yards each) on which these houses are to be built amount to Rs.4,500/- so that the total cost of this scheme would be Rs.54,500/-

4 Thus, the estimated total capital outlay required for the three schemes

Vontikavval extension	Rs. 3,10,000
Loan	Rs. 2,50,000
Model houses	Rs 54,500

noted here amounts to Rs.6,14,500/- of which Rs.5,00,000/- will be the amount to be obtained as loan from Government, Rs 1,10,000/- , the amount to be appropriated from recoveries from sale of -- sites and the balance of Rs.4,500/- from the value of Trust lands to be --- eventually adjusted from proceeds from the sale of model houses.

5 Statement No 11 appended to the memo shows the anticipated gross and net recoveries from each of the 3 schemes -- referred to above These recoveries -- comprise anticipated payments on account of the value of sites and houses to be purchased by the public and repayment of loans borrowed and interest on the out-standing balance of purchase money and

and loan, calculated at 6 percent per annum The details of calculations upon which the said recoveries are based are noted below -

(1) The area of the 347 sites proposed to be formed in the Vontikoppal -- extension according to the revised layout (made in view of creating a larger No of sites of smaller dimensions so that they may be within the reach of more buyers) is 5,45,000 square yards in round fugure. The initial cost of laying out this extension viz., Rs.2,00,000/- spread over this saleable area gives an average rate of Re 0-5-10½ per square yard The cost of the development works viz , Rs 1,10,000 when similarly distruhuted gives an -- average of Re 0-3-3 per square yard, so that the average cost per square yard -- upon the total outlay of Rs.3,10,000/- works at Re 0-9-1½. To this, has been added 4½ pies per square yard, to meet establishment and other incidental expenses such as survey and printing -- charges, deficiency of interest on the invested capital till it begins to yield a return , etc , thus raising the value of the land to be sold in this extension to Re.0-9-6 per square yard

At this rate the cost of the 5,45,000 square yards amounts toRs.3,23,593/-, leaving a margin for small differences that may arise in actual measurements,

measurements, the sum of Rs.3,22,200/- is taken as the amount recoverable on account of the value of the sites to be sold

(2) As the extent of the 1st stage is proposed to be laid out fully in 5 years, incurring an initial outlay of Rs.52,000 in each of the 1st two years, and Rs.32,000/- in each of the next -- successive 3 years and as the full value of the sites formed each year is proposed to be recovered in 3 years or in 36 --- monthly instalments, the recovery of the full cost (viz , Rs.3,22,200/-) of all the 347 sites to be erected in this -- extension is expected within 8 years from the beginning of the formation of the -- extension, ~~the recoveries in each of the extensions~~, the recoveries in each of the years being what is entered in columns 2 and 3 of the said statement No II

(3) The amount to be granted as -- loan for house-building purposes during each of the 5 years at Rs 50,000/- per year can be got back within an average period of 8 years, so that the loan -- grantable in the 5th year, will be fully recoverable within the 13th year From the starting of the work, the total amount of loan viz , Rs.2,50,000/- can be expected to be recovered from the -- parties wholly within the 13th year as shown in columns 4 and 5 of statement No II

(4) In the case of model houses it is proposed to charge for the sites of these houses at 8 annas per square yard, and add the same to the cost of the structures which is estimated to cost on the average Rs 1,000/- each and recover the total cost of each house in 8 years ie , in 96 monthly instalments. The cost of each model house together with site value will be Rs.1,180/- on the average The rules that have been framed by Government regarding the sale of model houses require that half the amount of the cost be recovered at the time of sale, and the remaining half within 10 years from the date of sale A relaxation of this rule by which the purchasers may be enabled to repay the full cost in instalments of 96 months is deemed expedient against the likely want of purchasers prepared to pay half the cost at the time of sale, and the likely resultant loss of interest on so much of the invested capital. As in the case of loans, the full amount realizable from the sale of the 50 model houses proposed to be constructed viz , Rs.59,000/- is expected to be recovered within 13 years as shown in columns 6 and 7 of the statement

(5) The anticipated recoveries from the 3 productive schemes under reference and the rate of interest as entered in columns 8 to 13 of statement No II are calculated at 6 percent per annum upon balances that are likely to be outstanding on account of either purchase money of

of sites and houses sold or loan granted, at the end of each month, till each -- account is completely discharged.

These recoveries are anticipated to aggregate Rs.1,02,430/- against --- Rs.1,00,300/- the total amount of interest payable to Government at 5 percent on the capital of Rs.5 lakhs to be -- borrowed on account of these works

6. The gross recoveries from the 3 productive works under reference are thus expected to be not less than Rs.7,33,630/- the item of penal interest on defaulters being omitted As mentioned in sub para (ii) of para 3 above, it is proposed to appropriate Rs.1,10,000/- out of this amount for the development works of the Vontikoppal extension, Rs.4,500/- towards cost of site of the Trust Board to be-- utilized for the construction of model houses, and Rs.18,830/- towards cost of establishment and other incidental -- charges. The surplus amount of -- Rs 6,00,300/- will thus be available for repayment of the loan of Rs.5 lakhs from Government with interest thereon at 5 percent in the manner indicated in -- statement No III appended.

7. Regarding the establishment and other expenses for these productive works the same is estimated to amount to -- Rs.39,000/- as per detailed statement No IV appended This estimate provides for the cost of establishment required for

for 13 years with needful fluctuations, and represents under 8 percent of the amount of loan to be borrowed or about 6.3 percent of the capital outlay amounting to Rs.6,14,500/- to be eventually recovered as it is not found possible to allot more than Rs.18,830/- on this account from the funds of the productive works, the Trust Board will have to see a way to contribute towards this, a sum of about Rs.20,000/- from the City of Mysore Improvement Fund.

8. As regards the observation of Government in the matter of increased rate of interest to be paid on the loan to be obtained, it is submitted that as there are apparently no other ways and means for raising the required amount for these productive works, the Board may agree to pay interest at 5 percent per annum on the loan to be obtained from Government, charging 6 percent to the public

9. The work of improving the Devaraj Market Square may as already represented to Government be deferred, pending settlement of the wherewithals of repayment of loan to be borrowed on its account.

For the present, it would suffice if a grant of an amount not exceeding Rs 10 lakhs a loan of Rs 5 lakhs applied for originally for carrying out the scheme of laying out the Vontikoppal (part I) extension and the scheme of housing the poor by means of granting necessary cash loans and constructing houses departmentally for sale

87

sale under instalment purchase system

Chairman.

88

Proceedings of the Special Meeting of the Board of Trustees for the Improvement of the City of Mysore held at the Chairman's Office (Lacey's Court Buildings) on Monday the 10th March 1919 at 8 A.M.

----------·O ----------

P R E S E N T

Rajasilpivisarada Rao Bahadur B. Subba Rao, Esq, L C.E., Chairman

T R U S T E E S

P R E S E N T	A B S E N T
1. M.Venkatakrishnaiya, Esq.	1 R H Campbell, Esq, I C S, C I E
2. Mahomed Jaffer Sahib Esq	
3. M.Anantharajiya, Esq	2 Dr A.K Pani, L M S, D P H etc
4 C Narasimhiya, Esq, B A, B L	3 The Vice President
5. Dr J.V.Karye, M B, D.P H	

X X X X

11 Letter No 8901 M L 95-17-12 dated the 17th January 1919, from the Secretary to Government, Revenue Department calling for the views of the Trust Board regarding the rate of --- interest to be paid etc, on the loan applied for, for certain productive works

Resolved that the revised scheme s got up by the Chairman be approved and submitted to Government with the request that the Government be pleased to sanction the loan of Rs 5 lakhs -- applied for.

The Board agree to pay 5 percent to Government on the --- loan amount, they levying 6 per cent from loan holders

X X X

" Copy "

Chairman

Mysore City Impr

Statement No I showing particulars of capital outlay on the sche

of

No	Name of scheme	Details of expenditure under main heads.	Amount of Estimate	Total estimated capital out lay
1	2	3	4	5
1	Laying out a part of the proposed Vontikoppal Extension	A Initial works 1 Acquisition of land (137 acres with provision for contingencies at 5% according to the sanctioned estimate (Rs 37,634+1882) =	39,516	
		2. Clearing jungle and levelling up sites according to the sanctioned estimate (Rs 2500+125) =	2,625	
		3. Laying out sites according to the sanctioned estimate — (Rs 1150+53) =	1,203	
		4. Cutting and grading roads and conservancy lanes according to the sanctioned estimate (Rs 68,563+3428) =	71,991	
		5 Laying Storm water drain with cement concrete according to the revised estimate	(a) 84,595	
		6. Amount to be added to make up a round figure.	70.	
			2,00,000	

Improvement Trust Board.

of productive character proposed to be immediately taken up by the City Improvement Trust Board, Mysore.

Sources from which the capital outlay is proposed to be met				
From amount of loan to be obtained	From appropriation of a portion of the amount of recoveries from the Schemes	From price of lands to be made available by the T B in advance subject to the cost being subsequently adjusted by actuals	Total	Remarks
6	7	8	9	10

(a). The provision for this item in the sanctioned estimate was Rs 46,750. The rate per ton of cement was Rs 70 in 1915-16 when the above estimate was prepared In consideration of the rate now prevailing viz Rs 170 per ton the original estimate figure was required to be enhanced by Rs 37,845-

		B Development of Improvement works. -		
		1 Laying Sewage pipe lines to the required maximum extent (Rs 35,000+1750 contingency)	36,750 (b)	
		(2) Laying water pipe lines (Rs 30000+1500 contingencies at 5%).	31,500	
		3. Lighting (Rs 40,000 + 2000 contingencies at 5%)	42,000 (c)	
		4 Amount to be deducted to obtain even thousands	250	
			1,10,000	3,10,00
2	Granting money loans to enable persons to build new houses in the city of Mysore or to improve the existing ones	Number of cases (1000) in which loans are proposed to be granted to supplement private capital at an average rate of Rs 250 each 1000 x 250	2,50,000	2,50,00
3	Constructing Model Houses for the poor	1-50 houses at an average cost of Rs 1000 -	50,000	
		2- 50 sites for the above each measuring 54' x 60' or 360 Sq yds at 4 as a square yard	4,500	54,50
		Total.		6,14,500

				(b) The provision for this item in the sanctioned estimate was Rs 59,030. By diminishing the length of pipe lines at present a reduction in cost is possible (c) The sanctioned estimate contained provisions of Rs 15,000 and Rs 20,000 respectively for these 2 items Taking into consideration the high rates now prevailing in the market for iron articles, the original provision will at least be doubled
2 00,000	1,10,000		3,10 000	N B Regarding land to the actual needs of the colonies in its early stages and the amount of funds that can possibly become available for the purpose for the time being, provision is made for only a minimum extent for sewerage, water supply and lighting works for the same
2,50,000			2,50,000	Should these systems require to be elaborated the extra cost on that account will be a legitimate charge for the Municipality to bear as that body would be obtaining remuneration for the said works in the shape of taxes and cesses
50,000		4,500	54,500	
5,00,000	1,10,000	4,500	6,14,500	

Chairman

Mysore City Improvem

Statement No. II showing the net recoveries from

Anticipated total recoveries

Year	On account of value of properties disposed of or Loans granted						From outstanding balances of	
	In connection with the proposed ----- Vontikoppal Scheme		In connection with the Scheme of House building advances		In connection with the Model Houses Scheme		In connection with the Vontikoppal Extension Scheme	
	In previous years	In the year noted in Col 1	In previous years	In the year noted in Col 1	In previous years	In the year noted in Col 1 (Column 7)	In previous years	In the year noted in Col 1
1	2	3	4	5	6	7	8	9
1st year		15,145		2,865		799		2,029
2nd year	27,960	15,145	6,250	2,865	1,476	799	3,355	2,029
3rd year	55,920	9,295	12,500	2,865	2,952	799	5,033	1,245
4th year	57,935	9,295	18,750	2,865	4,428	799	3,947	1,245
5th year	47,135	9,295	25,000	2,865	5,904	799	3,298	1,245
6th year	42,185		31,250	"	7,380	"	3,217	
7th year	25,025		31,250	"	7,380	"	1,158	
8th year	7,865		31,250	"	7,380	"	129	"
9th year			28,385	"	6,573	"		
10th year			22,135	"	5,097	"		"
11th year			15,885	"	3,621	"		"
12th year			9,635	"	2,145	"		"
13th year			3,385	"	669			"
Total	2,64,025 x	89,175 y	2,33,675	14,325	55,005	3,995	20,137	7,793

x The total of these two figures amounts to Rs 3,33,200 which rep

The actual area of the 347 sites proposed to be created in this part

of making with facility a proportionate distribution of the saleable

in the several years. The extent is taken as 5,45,000 Square

...t Trust Board.

...ems of a productive character proposed to be immediately taken

	Amount to be deducted									
	- at 6% on unpaid purchase money or Land granted				From wages of development or further improvements for which no separate loan is proposed to be raised	From Debt value to be credited to the City of Wayne Improvement Fund	From cost of Establishment & other incidental expenses			
	In connection with Scheme of House building advances		In connection with the Model Houses scheme		Total of columns 2 to 13			Total of columns 15 to 17	Net receipts	Remarks
	From previous years	In the year noted in Col 1	From previous years	In the year noted in Col 1						
10	11	12	13	14	15	16	17	18	19	20
	1,327		309	22,474	12,750	.	1,424	14,174	8,300	
656	1,327	619	309	64,790	15,940	.	1,585	17,525	47,265	
937	1,327	1,149	309	98,331	18,530	.	1,646	20,176	78,155	
843	1,327	1,591	309	1,09,334	20,240	.	1,554	21,794	87,540	
374	1,327	1,944	309	1,07,495	19,570	.	1,600	21,170	86,325	
530	.	2,209	.	95,771	16,900	.	951	17,751	78,020	
666	.	1,766	.	74,234	4,080	.	1,899	5,979	68,255	
780	.	1,324	.	53,728	2,090	.	6,223	8,313	45,415	
988	.	892		39,788	.	.	318	318	39,470	
407	.	539	.	30,178	.	426	227	663	29,515	
251	.	274	.	21,031	.	1,895	246	2,141	18,890	
470	.	98	.	12,348	.	1,623	85	1,728	10,620	
64	.	10		4,128		536	1,072	1,608	2,520	
3,905	6,635	12,415	1,545	7,33,630	1,10,000	4,580	18,830	1,33,330	6,00,300	

counts the value of 5,42,652 Square yards of Land at 0-9-6 per Square yards ...tension is 5,45,2131 Square yards which is on the safe side. For the purpose ...rea over each of the 5 years according to the extent of loans to be obtained ...ords in round figures

pp

instalment of loan is expected to be Rs 52,000 and of
years in which the annual instalment of loan is expect
yards at Rs 0-9-6 per square yard amounts to Rs 841
and Rs 51,700 respectively The cost of these Sites being
value of each monthly instalment or 1/36th part of
To facilitate calculation of interest on the arrears of
on account of the value of Sites to be formed in each of
of the value of Sites to be formed in each of the years
So fixed, the amount receivable for the Sites of the fo
next three years at Rs 1,54,440 or in all at Rs 3,
on the safe side between the actual area of the Sit
Calculating the value of the Saleable land and the
Square yards at Rs 9-6 per Square yard amounts to Rs
either any difference of interest that may be necessitated
be any delay in the disposal of the created Sites or ac

Mysore
11th March 1919

the Saleable area during each of the first two years in which the area
Square yards as the Saleable area during each of the three Successive
to be Rs 32,000. The value of 1,41,300 Square yards and 87,200 Square
/16 and 57,775 respectively. These figures are rounded to Rs 84,100
tended to be repaid in 3 years or in 36 monthly instalments, The
84,100 and Rs 51,700 comes to about Rs 2,336 and 1,436 respectively.
urchase money at the end of each month, the monthly instalment
first two years is taken to be Rs 2,330 each, and those on account
uring three years to be Rs 1,430 each. According to the instalments
d two years is estimated at Rs 1,67,760 and that for those of the
000 There is a Small differences of Rs 2,779 Square yards (of course
proposed to be made available for sale and the area taken for
ward realizable on the purchase money. The value of these 2,779
1.650 which is left out; when received it will go as a Set off against
to be made good towards the borrowed Capital, in case there Should
other unforeseen expenditure"

Chairman

Mysore Lady Impro

Statement No III Showing the proposed Re
thereon in connection with schemes of productive ch

Year.	Loan to be obtained from Government			Amount of interest accruing at 5 % per annum
	Balance up to previous year	During the year mentioned in column 1	Total	
1	2	3	4	5
1st year	- - -	1,12,000	1,12,000	5,600
2nd "	1.09.300	1,12,000	2,21,300	11,065
3rd "	1,85,100	92,000	2,77,100	13,855
4th "	2,12,800	92,000	3,04,800	15,240
5th "	2,32,500	92,000	3,24,500	16,225
6th "	2,54,400	"	2,54,400	12,720
7th "	1,89,100	"	1,89.100	9,455
8th "	1,30,300	"	1,30,300	6,515
9th "	91,400	"	91,400	4,570
10th "	56,500	"	56,500	2,825
11th "	29,800	"	29,800	1,490
12th "	12,400	"	12,400	620
13th "	2,400	"	2,400	120.
Total		5,00,000		1,00,300

ment Trust Board.

ceipt and Repayment of Loan with interest payable
hereafter to be taken up immediately by the City Improvement Trust
Board.

Amount of interest payable to Government.	Repayment to Government towards principal	Balance of loan remaining at the end of each year	Remarks
6	7	8	9
5,600	2,700	1,09,300	
11,065	36,200	1,85,100	
13,855	64,300	2,12,800	
15,240	72,300	2,32,500	
16,225	70,100	2,54,400	
12,720	65,300	1,89,100	
9,455	58,800	1,30,300	
6,515	38,900	91,400	
4,570	34,900	56,500	
2,825	26,700	29,800	
1,490	17,400	12,400	
620	10,000	2,400	
120	2,400		
			* Rs 2,00,000 for Vontakoppal Extension.
1,00,300	5,00,000		Rs 2,50,000 for house building advances
			Rs 50,000 for Model Houses

Secretary

Hon Chairman

Mysore City Improvement Trust Board

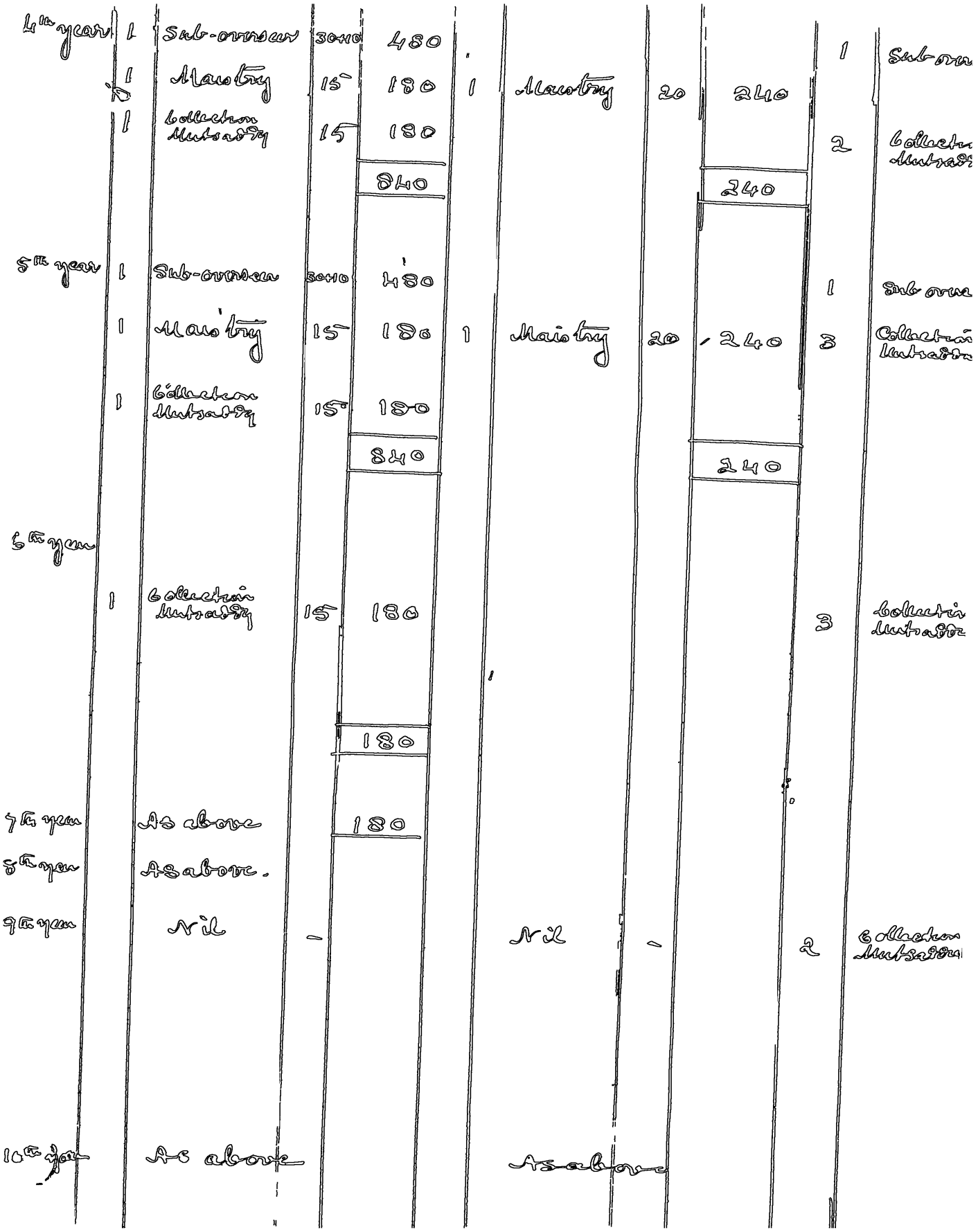
Statement No. IV showing the cost of the probable schemes of a productive character to be taken up annually for Construction and Supervision work.

Year		In connection with Vaccination Establishment				In connection with Model Houses			In connection with Sewerage Scheme.		
	No.	Name of appointment	Rate of pay per month	Cost per annum	No.	Name of appointment	Rate of pay per month	Cost per annum	No.	Name of appointment	Rate of pay per month
1	2	3	4	5	6	7	8	9	10	11	12
1st year	1	Sub-overseer	30-40	480	-	-	-	-	-	Sub-overseer	30-40
	1	Mason	15	180	1	Mason	20	240	-	-	-
	1	Collection Munshi	15	180					1	Collection Munshi	15
				840				240			
2nd year	1	Sub-overseer	30-40	480					1	Sub-overseer	30-40
	1	Mason	15	180	1	Mason	20	240			
	1	Collection Munshi	15	180					1	Collection Munshi	15
				840				240			
3rd year	1	Sub-overseer	30-40	480					1	Sub-overseer	30-40
	1	Mason	15	180	1	Mason	20	240			
	1	Collection Munshi	15	180					2	Collection Munshi	15
				840				240			

ment- Trust- Board—

, Establishment and other incidental expenses required for executing ately by the City Improvement Trust Board, Mysore.

		Post Office work in connection with maintenance of Registers and Accounts and attending to the punctual recovery of dues from persons and repayment of instalments of loan & Govt. Earnest interest—			Total of Columns 5, 9, 13 and 17	Remarks.
Cost per annum.	No.	Name of appointment	Rate of pay per month	Cost per annum		
13	14	15	16	17	18	19
	1	Account clerk	30	360		
480	1	Account clerk	25	300		
	1	Notice Server	10	120		
	1	Clerk	20	240		
180	1	Accountant	50	600		
660				1620	3,360	
480	1	Accountant	50	600		
	1	Notice Server	10	120		
	1	Account clerk	25	300		
	1	Account clerk	30	360		
180.	1	Clerk	20	240		
660				1620	3,360	
480	1	Accountant	50	600		
	1	Account clerk	30	360		
	1	Account clerk	25	300		
	2	Notice Servers	10	240		
360	1	Clerk	20	240		
840				1740	3.660	


4th year
1 Sub-overseer 30+10 480
1 Mastry 15 180
1 Collection Munsarim 15 180
840
5th year
1 Sub-overseer 30+10 480
1 Mastry 15 180
1 Collection Munsarim 15 180
840
6th year
1 Collection Munsarim 15 180
180
7th year As above 180
8th year As above.
9th year Nil
10th year As above
1 Mastry 20 240
240
240
1 Sub overse
2 Collection Munsarim
1 Sub overse
3 Collection Munsarim
3 Collection Munsarim
Nil
2 Collection Munsarim

30×10 480	1	Accountant	50	600		
	1	Accounts clerk	30	360		
	1	Accounts clerk	25	300		
	1	clerk	20	240		
15 360	2	Notice Servers	10	240		
840				1.740	3,660.	
30×10 480	1	Accountant	50	600		
	1	Accounts clerk	25	300		
15 540	1	clerk	20	240		
	1	Accounts Clerk	30	360		
	2	notice Servers	10	240		
1.020				1.740	3.840	
	1	Accountant	50	600		
	1	Accounts clerk	30	360		
15 540	1	Accounts clerk	25	300		
	1	Husbandry	20	240		
	1	Shackleton	25	300		
	2	notice Servers	10	240		
540				2,040	2,760	
540				2,040	2,760	
					2,760	
15 360	1	Accountant	50	600		
	1	Accounts clerk	30	360		
	1	Husbandry	20	240		
	1	Shackleton	25	300		
	2	Notice Servers	10	240		
360.				1.740	2,100	
360		As above		1740	2,100	

Collections
Mumbai

Collections
Mumbai

Cost of other individual expenses such as stamp charges, printing, advertisement charges

Mysore
11th March 1919.

180	1	Accountant	50	600	
	1	Accounts clerk	30	360	
	1	Mukaddam	20	240	
	1	Sheikdar	25	300	
	2	Office servants	10	240	
130				1,740	1,920
180	1	Accountant	50	600	
	1	Accounts clerk	36	360	
	1	Mukaddam	20	240	
	1	Sheikdar	25	300	
	2	Office servants	10	240	
130				1,746	1,920
180	1			1,740	1,920
Total					36,120.
					2,880
Grand Total					39,000

This represents less than 5% of the loan amount to be borrowed or about 6 3 per cent of the Capital outlay amounting to Rs 6,14,500 A sum of Rs 18,830 will be available out of the funds of the productive works, towards these charges. The remaining amount of about Rs 20,000 will be required to be met from the Trust-Board fund

Subdivision

Chairman

Office of the Chairman
City Improvement Trust Board
16

Dear Mr. Banerji,

You are so well aware of the insanitary condition of Maidi, Lashkar & Krishnaraj Mohalla. In fact the Trust Board operations all these years have not touched them and they remain now as bad as ever.

It is impossible to tackle them without boldly handling the housing problem which all over is now being recognized as a State concern. The Trust Board have asked for a loan at 6% which seems to me to be out of question. Either Government should aid by cheap loan or allow private financing with Government help with whatever it be.

Time was when I could have raised a Debenture loan at about 5% but now it can't be done under 6%.

We shall require about 5 lakhs for building poor houses not exceeding Rs 1000 a house and another 5 lakhs for remunerative works.

If Government can lend 10 lacs at 4% to be repaid say in 20 years, it is so much the easier. Otherwise we can borrow in open market some 5 lacs immediately at 6% and can mark it for building houses. But in as much as the class of poor people for whom the scheme is intended cannot pay more than 4% interest, the other 2% will have to come from some other source. Should the Govt be graciously pleased to grant, by way of bonus, 1000 Rs per annum

/3

in 20 years the loan can be liquidated and in that long period the government will have spent only 2 lacs, for each important project. It would be a trifle, compared to the amount we are now spending.

If the proposal commends itself to you, I shall submit the details to government in due course.

Yours Sincerely

Dr. C Srikantaswamaiyar

"Copy"

MK
12/7

C R S Vl—G/32]

SUBJECT Formation of the Bukkoffal Scheme, despatch etc.

Diary No of letter replied to 14982 & 584

Section xl 95-1
File No ~~104-191~~
Serial No 22-46

GENERAL AND REVENUF SECRETARIAT
(Genl.)
, the 191

No R 1768
31-8-1915

Date of issue 1-8-1915 To

Signed by B. T. Kenna, Dy Secy to

The Chairman, despatch etc
Improvement Trust Board.

Sir,

With reference to the correspondence ending with your letters nos 523-S 79/C. 112 of 17-18 and 31-S 6/C 112 of 17-18 dt 13th June & 14th July 1919 respectively, requesting sanction to a special grant of Rs 1 lakh for the year 1919-20 for meeting the cost of acquisition of lands and

over